

VILLAGE OF CAMPTON HILLS

# TOWN CENTER PLAN AND WASCO STUDY AREA

FINAL PLAN REPORT



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PREPARED BY THE CONSULTANT TEAM OF:

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# Introduction

The objectives for the Campton Hills Town Center /Wasco Study Area Plan are to:

1. Investigate the commercial, retail, housing and mixed use market for additional development opportunities;
2. Determine stormwater, transportation and other infrastructure limitations that will need to be addressed to facilitate new development in the Town Center and improvements for the Wasco Study Area;
3. Propose development concepts for the Town Center that are financially viable, build on the character of the community and provide amenities for Campton Hills residents;
4. Propose policy recommendations to promote area development, support the economy and preserve environmental and historical resources in the Study Area.

The Study Area is located in the Village of Campton Hills. The Village has 11,131 residents according to the 2010 U.S. Census. It incorporated in 2007 and is located approximately 40 miles west of Chicago in Central Kane County, just west of St. Charles and the Fox River. It is a natural resource rich community with prime farmland, critical streams, wetlands, waterways, and groundwater resources.

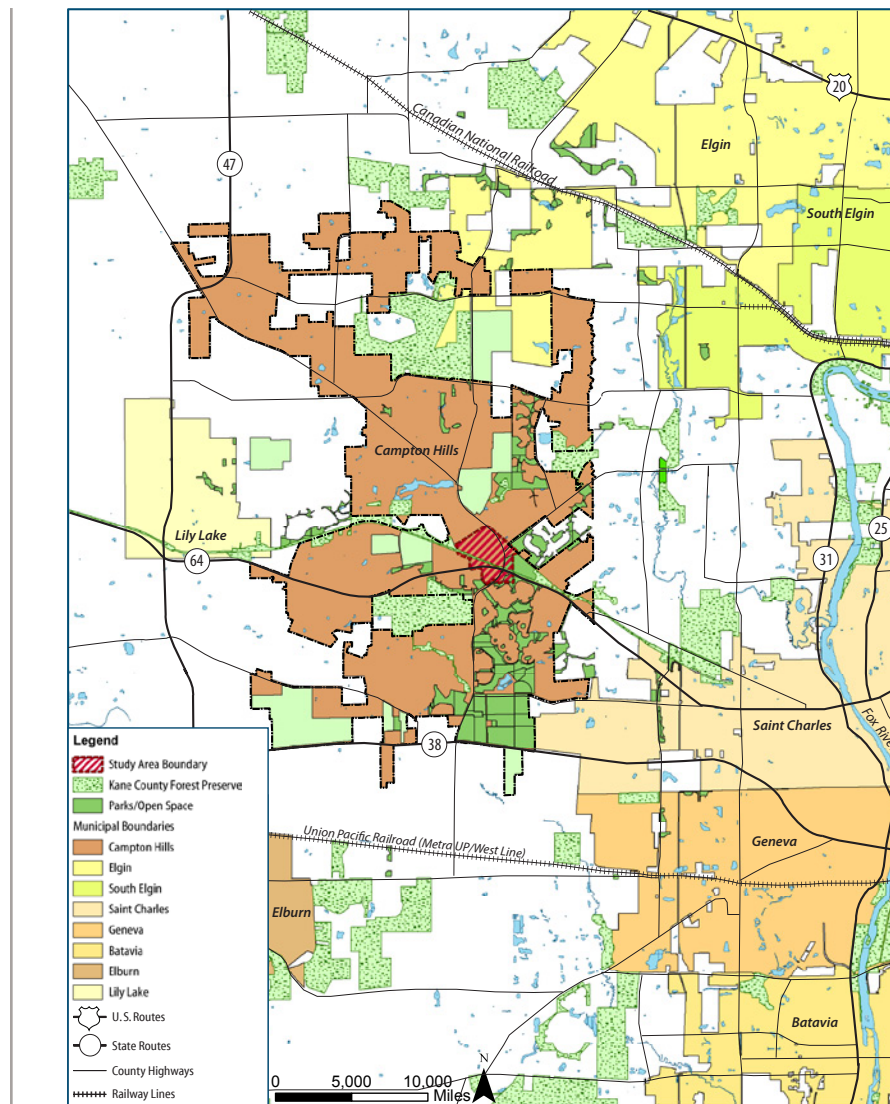


Figure 1: Location map for the Village of Campton Hills, highlighting the study area

The area is composed of three subareas.

**Area A: Proposed Town Center** – the area north of the Great Western Trail, east of Burlington Road, west of Old Burlington Road and Wasco Sanitary District spray field, to the south of single family homes between Burlington Road and Old Lafox Road, and to the east of Old Lafox Road. The area is mostly agricultural, with approximately 133 acres of undeveloped land, of which approximately 74 acres is controlled by a single property owner. The area also includes a small industrial park and a new office building in the southeast corner, which can only be accessed off of Wasco Road.

**Area B: Historic Wasco** – the area that has developed along Route 64, Old Lafox Road, and Wasco Road. The area includes the Post Office, restaurants, and merchants, as well as a new Fire Station.

**Area C: Campton Shopping Centers** – three commercial centers have been built in the past ten years: Campton Centre, Campton Square and Fox Mill Square. These commercial centers were designed to transition from residential communities toward the traditional Wasco settlement.

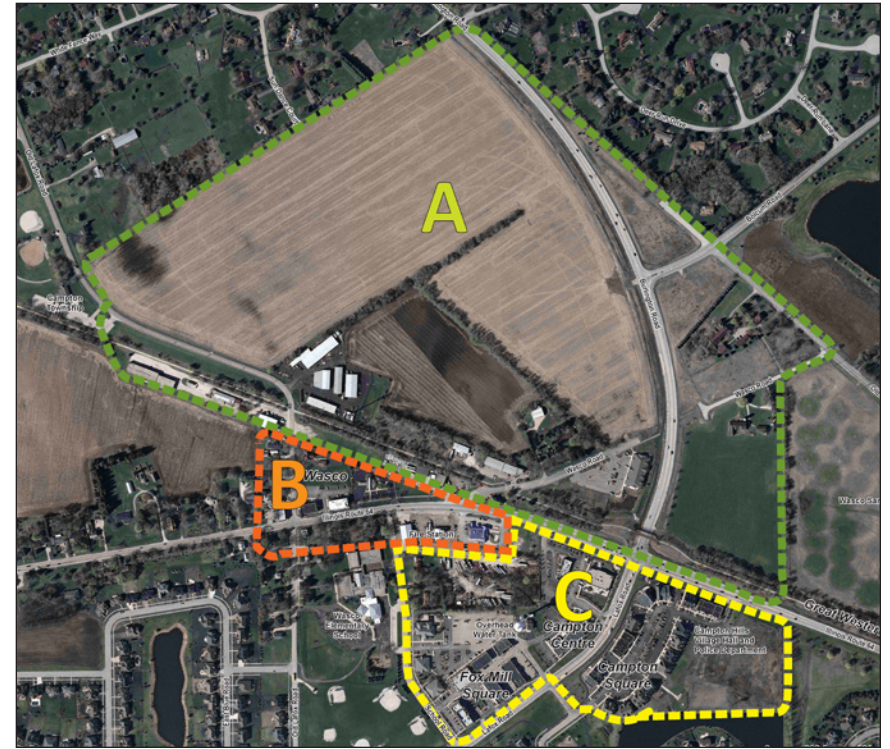


Figure 2: Map showing the location of the three subareas

## 1. Process

Concurrent with the Campton Hills Town Center / Wasco Study Area process has been a comprehensive planning process for the Village of Campton Hills. The comprehensive plan is looking at issues across the entire village including community character, open space and natural resources, water resources, agriculture, quality homes and neighborhoods, town center, accessibility and transportation, fiscal stability and managed change. The comprehensive planning process includes extensive public outreach including a public kick-off meeting, a community visioning session, and public workshops.

The Campton Hills Town Center / Wasco Study Area Plan includes the creation of a Steering Committee, interviews with key stakeholders including Campton Township, Wasco Sanitary District, St. Charles C.U.S.D. 303, Kane County Highway Department, Illinois Department of Transportation, property owners in the study area, and commercial and housing developers.

Two public meetings were held to present the Existing Conditions Report and solicit public feedback into the vision, proposed land use, and policy recommendations for the study area.

The Town Center Plan and Wasco Study Area is being coordinated with the Comprehensive Plan to proceed toward implementation of recommendations.

## 2. Vision

The vision for the Campton Hills Town Center is to create a well-designed central place for all of Campton Hills' residents. Rather than allowing poorly planned development to take place throughout the Village that could take away from the landscape, views, and rural character, a Town Center will build on the historic nature of Wasco, and provide the amenities that are desired in the community. Connected by the Great Western Trail, Route 64 and Burlington Road, the Town Center is in a unique location to house recreational and civic opportunities, restaurants, a grocery store, and small retail stores. Over time, the Town Center could provide opportunities for a Village Hall if desired and a Recreation Center, allowing for more space for community meetings and gatherings. Walking and biking paths will connect all areas of the Town Center to the Great Western Trail and other surrounding areas and trails. By creating this plan, Campton Hills can plan for the future of a true Town Center for the residents of the Village.

**Legend**

- Study area boundary
- Lot lines
- Community facilities
- Land Uses-**
- Agriculture/Rural Residential
- Commercial
- Institutional
- Open Space/Parks
- Residential
- Unincorporated parcels
- Kane County Forest Preserve
- Floodplain
- Village of Campton Hills Boundary



Land Use Map

Prepared by Teska Associates, Inc.  
 Source: GIS files used with permission from the Village of Campton Hills, Kane County and CMAP  
 September 26, 2011





# Existing Conditions

SECTION

# 1

## 1.1 Land Use

### 1.1.1 Land Use Analysis

The land uses of the study areas are diverse, resulting from a confluence of historic infrastructure – the freight rail which anchored industrial and commercial uses for the farmland in Central Kane County was converted into the Great Western Trail, and commercial and residential buildings developed along Route 64.

The land uses for the study area are: agricultural (57%), commercial (26%), open space/Kane County Forest Preserve Great Western Trail (15%), and residential (2%).

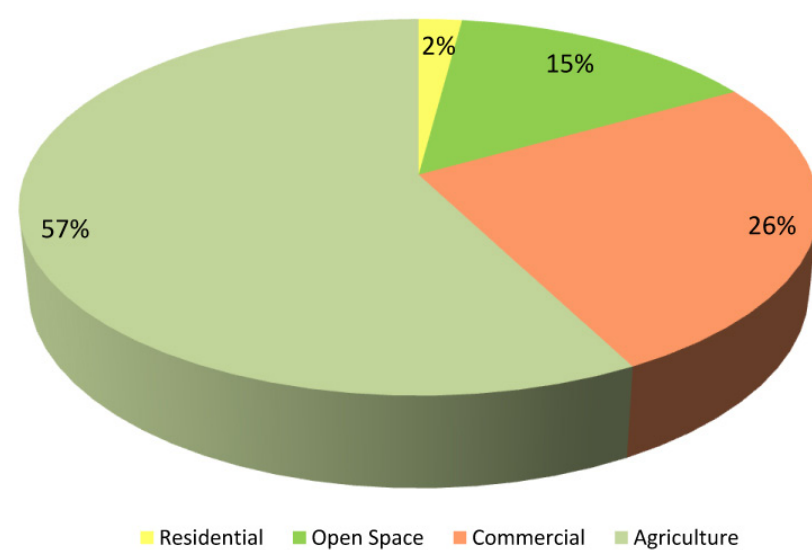


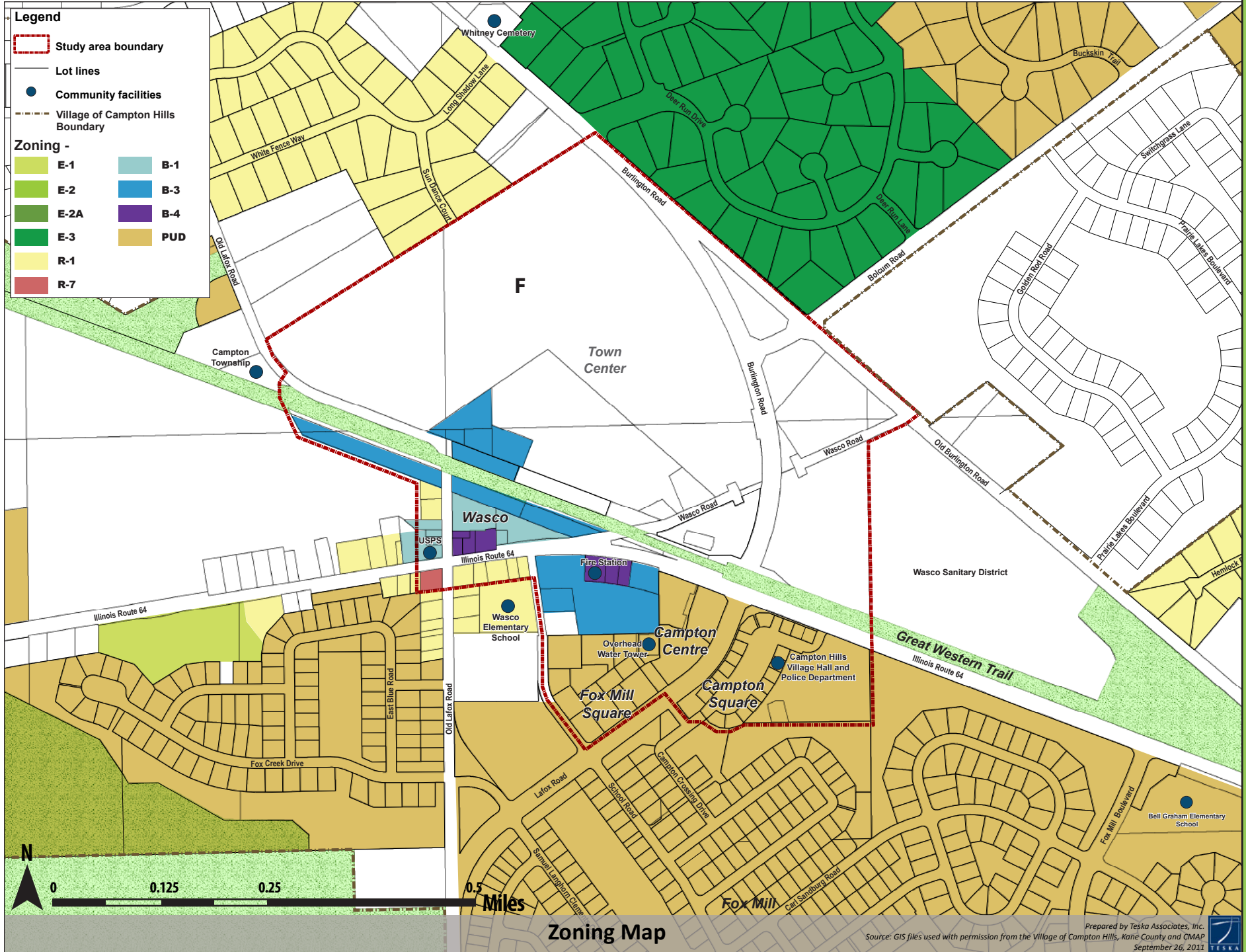
Figure 1.1: Percentage of different types of land uses within the study area

## 1.1.2 Zoning

The Village of Campton Hills assumed control over zoning upon incorporation, and over building permits in September, 2011 from Kane County. Below is a summary of zoning categories present in the Study Area.

District	Name	Category	Minimum Lot Area	Minimum Lot Width	Side/Rear Set-backs	Front Set-back	General Description
E-1	Estate	Residential	4 acres	250 ft.	10 ft.	35 ft.	Large lot single-family residential; Agricultural
E-2	Estate	Residential	2.5 acres	200 ft.	10 ft.	35 ft.	Large lot single-family residential; Agricultural
E-2A	Estate	Residential	2 acres	165 ft.	10 ft.	35 ft.	Large lot single-family residential; Agricultural
E-3	Estate	Residential	1.25 acres	132 ft.	10 ft.	35 ft.	Large lot single-family residential; Agricultural
R-1	One-Family	Residential	40,000 sq.ft.	125 ft.	10 ft.	35 ft.	Single-family residential; Agricultural
R-7	Two-Family	Residential	25,000 sq.ft.	125 ft.	10 ft.	35 ft.	Two-family residential; Agricultural
B-1	Business	Commercial	n/a	n/a	10 ft.	35 ft.	Neighborhood type commercial (i.e. small retail, office, banks, etc., special uses like liquor stores, drive-in, car wash, towers, gas stations, billboards)
B-3	Business	Commercial	n/a	n/a	10 ft.	35 ft.	An agricultural light industrial district (bottling plants, cheese factories, creameries, printing plants, wholesale, storage yards, etc. // higher intensity are special uses (meat packing, poultry processing, sheet metal fabrication, etc.)
B-4	Business	Commercial	n/a	n/a	10 ft.	35 ft.	Similar to B-3 but including alcohol sales and adult uses)

Table 1.1: Zoning Standards for Campton Hills



## A. Town Center

The Village is considering the creation of a Town Center on a tract of mostly undeveloped land that lies in a central location for the Village and is adjacent to Wasco and transportation routes. It is a unique resource that can deepen the cultural and aesthetic roots of the community, and provide a location for a mixed use town center. The term “town center” connotes civic, commercial and housing uses within a walkable area in close proximity to major transportation means, in this case Route 64, Burlington Road/Lafox Road, and the Great Western Trail.

Approximately 83 acres are currently farmland uses in the Town Center. This land is zoned as agricultural.

In addition, there is a small industrial park on the east side of Old Lafox Road, just north of the Great Western Trail. This area is zoned B-3. The industrial uses are accessed at a bend in Old Lafox Road and does not currently provide a connection to the remainder of the area.

Two office buildings were planned along Wasco Road, one of which has been built. Due to close proximity to the Lafox and Route 64 intersection, a curve in the road and grading, access of Wasco Road to Burlington Road was removed. A new access point will be needed from Burlington Road into the interior of the Town Center, which will be discussed in the transportation section of this report.



Figure 1.2: Office building constructed along Wasco Road just north of Great Western Trail



Figure 1.3: Map showing the location of subarea A - Town Center

In addition, there are several parcels on the east side of Burlington Road that are being investigated as a part of this study for appropriate uses in conjunction with planning for the Town Center. All of these parcels are currently zoned agricultural. These include two parcels that straddle Bolcum on the east side of Burlington Road, as well as the barn and homes on parcels that can be accessed only by Old Burlington Road leading up to the Wasco Sanitary District land. Reuse/redevelopment of these historic structures should be considered.

## B. Historic Wasco

Land use in the Wasco area is mostly commercial, with some residential use. The triangle north of Route 64, east of Old Lafox Road and south of the Great Western Trail is zoned B-1, which allows neighborhood commercial uses such as small retail, office, banks, as well as special uses such as alcohol sales, drive-in, car wash, etc., and B-4 which also allows light industry and alcohol uses. The Post Office and several restaurants are located in this area, as well as office uses. There are older residential homes on the south side of 64 and the east side of Old Lafox. There are also apartments on the north side of 64 and the east side of Old Lafox, as well as the Mather Building.

Route 64 is a high-volume IDOT road, with limited Village control. Just south of the Wasco Area is Wasco Baptist Church, Wasco Elementary School, and a number of baseball fields.

Just behind (south of) a new fire station and the Old Wasco Inn that was renovated into a Dairy Queen, Luau Coffee and Taylor St. Pizza lies White Brothers Trucking Company that is a potential redevelopment site. With close proximity to 64, and west of Campton Centre and Fox Mill Square, the site may be more appropriate for commercial development such as a grocery store, redevelopment of Country Gas, Wasco Auto, etc. rather than light industrial uses.

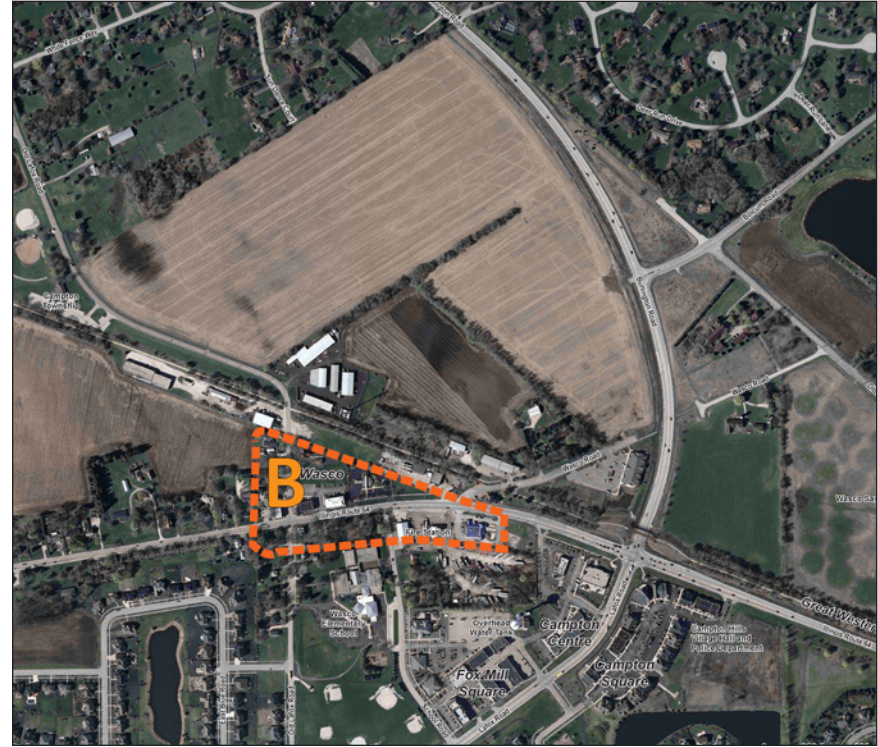


Figure 1.5: Map showing the location of subarea B - Historic Wasco



Figure 1.4: Commercial uses along Wasco Road



Figure 1.6: Older homes in historic Wasco

## C. Campton Shopping Centers

The three newer commercial centers offer modern retail space in a neighborhood shopping center with a high quality urban design that is meant to provide a transition between Wasco and residential neighborhoods. Approved by Kane County as a PUD in concert with the Fox Mill development, the three centers provide high quality space for retailers and office. While visibility to Route 64 traffic is good for retailers, the centers only have full access from Lafox Road. Right-in-right-out access is provided from Route 64. This access configuration may limit some retailers, particularly national brands with standards for direct access.

Current users are primarily neighborhood shopping, serving the residents of Campton Hills. Restaurants, service businesses, day care centers, and medical offices are the predominant tenants in the three centers.

The shopping centers vary in occupancy levels, with very low vacancy in Campton Square, and higher vacancies (both retail and office) in Campton Centre and Fox Mill Square.

Shared parking design in each of the three centers was utilized to minimize the use of large parking lots and take advantage of complementary uses of restaurants, offices, and retailers that tend to have different intensities of parking demand depending on the time of the day.

There are no large format retail spaces in any of the existing commercial areas. The largest spaces are approximately 12,000 square feet, sufficient for most neighborhood retailers, but not large enough for many food stores or larger retail uses.



Figure 1.7: Campton Square



Figure 1.8: Map showing the location of subarea C- Campton Shopping Centers



Figure 1.9: Fox Mill Square

### 1.1.3 Urban Design

A unique design element of the Study Area is the Great Western Trail and Bridge just north of Route 64. The design of the bridge, its active use, and location make the trail an element of design to build off of in designing a Town Center.



Figure 1.10: Great Western Trail over Burlington Road provides a visual icon for the study area



Figure 1.11: Great Western Trail is at-grade near Old Lafox Road

Wasco is a classic rural settlement, with homes and limited commercial structures including the Wasco Post Office/Quilt Shop at the traditional cross roads of Route 64 and Old Lafox Road. While primarily agriculture, existing barns and agricultural buildings provide context for the area, as well as the older buildings in Wasco. There is also a beautiful older home located along Old Burlington Road just south of Bolcum Road within this study area. The charm of the area and Great Western Trail provides a unique character to create a design that is appropriate for the Town Center.

Design for the Town Center needs to respect the value the community has for neighborhood character, its agricultural roots, and the crossroads feeling of Wasco. A suburban template of large-scale retail set back by large parking lots would not fit into the context of the area.



Figure 1.12: Older home along Bolcum Road



Figure 1.13: Barn located off of Bolcum Road provides context and history for the area

## Historic Wasco

Older buildings that have been built in Wasco are a mix of design types. They generally front the street, have limited parking, and rural village design features.



Figure 1.14a: Older buildings in Wasco



Figure 1.14b: Newer buildings in Wasco

## Campton Shopping Centers

The three shopping centers have distinctive designs but all share the common attributes:

- The centers all have access primarily from Lafox Road instead of being traditional suburban, large, set-back centers from Route 64
- They are composed of one to two story, mostly free-standing commercial buildings with small numbers of retail spaces
- Parking is shared and does not dominate design of the sites
- High quality materials and design provide a distinctive look



Figure 1.15: Location of Campton Shopping Centers

**Campton Square**, located at the southeast corner of 64 and Lafox Road, is designed to look like residential buildings in the back, with flat-roof single-story retail buildings in the front along Lafox Road. The design of the site encourages people to park once and walk across the narrow parking lot to do multiple errands. Sidewalks, pedestrian-scaled lighting and landscaping all encourage a walking environment.



Figure 1.16: Campton Square promotes a walkable environment



**Campton Centre**, located at the southwest corner of 64 and Lafox Road, is not as cohesive of a design. Multiple lots and free-standing buildings project a less orderly design. Whether one is driving or walking from site to site, the paths are meandering and views to many of the businesses are blocked by other buildings.



Figure 1.17: Campton Centre is a collection of individual commercial sites and buildings

**Fox Mill Square** was designed, in part, on Lake Forest Market Square, with a public open space in the center flanked on three sides by mixed retail and office on the second floor. The public open space is too small to be comfortable for residents to take advantage of as a true village green setting. And much of the center is currently vacant. The effect is that the basic “bones” for a unique shopping environment are there, but new retailers, events and uses are going to be needed to enliven the space and create a more vibrant location.



Figure 1.18: The open space surrounded by buildings on three sides at Fox Mill Square

	Land Use	Zoning	Urban Design
<b>Town Center</b>	Mostly agricultural, with a small industrial park at Old Lafox Road just north of the Great Western Trail, and a new office building with access off of Wasco Road with visibility to Burlington Road. Approximately 133 acres of farmland are currently undeveloped, with around 74 acres controlled by a single owner.	F and B-3	Mostly farmland uses. Only new development has been an office building off of Wasco Road. The Great Western Trail provides a spine between Route 64 and the Town Center. Steep grading along the western side of Burlington Road, close proximity, but poor visibility to Route 64 and Burlington Road create design challenges for new development.
<b>Historic Wasco Settlement</b>	Commercial; U.S. Post Office, Fire Station, older residential along Route 64 and Country Gas. A truck yard is located in the interior of the block bounded by Route 64, School Road and Lafox Road. The area is adjacent to Wasco Elementary School to the south.	B-1, B-4, R-1 and R-7	A mix of older buildings, including the Post Office, provide community character and historic context for the Wasco area, and can provide a foundation for revival of uses such as unique restaurants, retailers and offices along Route 64. Pedestrian traffic along Route 64 provides barriers to easy movement and interconnections with the Great Western Trail.
<b>Campton Shopping Centers</b>	Three commercial centers provide a variety of modern retail and office spaces in well designed centers that cater to a more a pedestrian friendly environment.	B-3 and B-4	The commercial centers were designed as unique product types that provide modern retail and office spaces, but in designs that created unique pedestrian-oriented environments. One and two story buildings were designed with high quality materials and high levels of urban design amenities to create attractive environments for the community.

Table 1.2: Land Use, Zoning, and Urban Design Summary Table

# 1.2 Infrastructure

## 1.2.1 Transportation

### Existing Traffic Counts

Figure 1.19 shows the current traffic count data for the region. Note that the Average Daily Traffic (ADT) on Route 64 (east of Burlington Road) is 16,800, and that this divides at Burlington Road / LaFox Road intersection to:

	<u>ADT</u>
North Leg (Burlington)	9,400
West Leg (Route 64)	7,800
South Leg (LaFox)	6,800

### Traffic / Circulation / Access Issues

The Village of Campton Hills Town Center's primary access will be from Burlington Road at Bolcum Road extended. This west leg extension will have aligned geometrics from the existing Bolcum Road east leg, and was envisioned as such by KDOT when Burlington Road was realigned (farm entrance and culvert are already there). It will be difficult to envision how this entrance would meet one (1) hour warrants though (100 left turns during the peak hour), and with existing ADT on Burlington Road of 9,400, this will be a critical issue in attracting commercial tenants. It is very likely that the total trips generated by the Town Center will not meet the 100 left turns per hour warrant requirement for signalization, dictating the Bolcum Road intersection as a 2-way stop controlled intersection only.

Other access to the north commercial district would be the extension of Wasco Road which will provide secondary / local access from Route 64 that will be valuable to the commercial businesses to the south. Due to the tight radius requirements, this access will probably not be appropriate for large wheelbase truck deliveries and may require a reduced posted speed limit of only 25 MPH.

A restricted access right-in / right-out from the northern frontage of Burlington Road may also be possible, and is illustrated on several of the conceptual plans. This additional access to Burlington Road will be highly valued by the future residents of the proposed residential areas to the north of the study area.

A third access is shown on some of the Concept Plans from LaFox Road. This western access is valuable for the western portion of the study area, and in fact, gives the western area the opportunity for their own identity / access. This access is very important for emergency

vehicles, giving the Town Center immediate proximity to fire prevention.

Connection to the north residential local street (Sundance) is very sensitive, and requires careful planning to allow emergency access and, if desirable, allow utilities to be stubbed to points of possible future extension south when desirable to the Village of Campton Hills and those residents, but should not allow any volume of cut through traffic. This may be best effected by making the road connection very circuitous and also adding traffic calming features, such as large pavers to slow all entering and exiting traffic in a safe and esthetic manner.

### Route 64 Alternatives

Three (3) existing Route 64 intersections in the historic downtown area have been reviewed with the IDOT District 1 Permit Section. Those three intersections and the constraints/issues with each are outlined:

1. LaFox Road at Route 64  
At this intersection, 3 out of 4 quadrants have buildings that are located immediately adjacent to the Route 64 ROW. The post office historic building (northwest building), actually has a stair that encroaches into the IDOT ROW, and this reconstruction permit is being reviewed by District 1 at this time. The issues precluding the upgrade of this intersection to a channelized / signalized intersection include:
  - Pavement widening to 39' width plus 8' shoulders, plus clear zone to match posted speed would require razing structures at NE, NW and SE quadrants.
  - Peak hour left turn volumes would not be close to requisite 100/hour from north or south leg of LaFox (i.e. this intersection could not be signalized).
  - Sight line triangles would require removal of trees.
  - Cost for improvements would exceed \$600,000
2. School Road at Route 64  
The aligned north leg extension of this intersection would be very disruptive and expensive to construct due to business uses intersected by the proposed north leg (refer to attached aerial exhibit). The horizontal sight lines at this intersection would be sub-standard, and several trees and appurtenances would have to be removed. The intersection would require that full 12' width left turn bay be constructed within the geometric improvements, but again, the intersection would not meet warrants for signalization (which would require 100 left-hand turns per hour during the peak hour to meet 1 hour warrant). When White Brothers Trucking, located on the southeast corner of School Road and Route 64, is redeveloped, their redevelopment plan will require an Intersection Design Study (IDS) for this intersection.

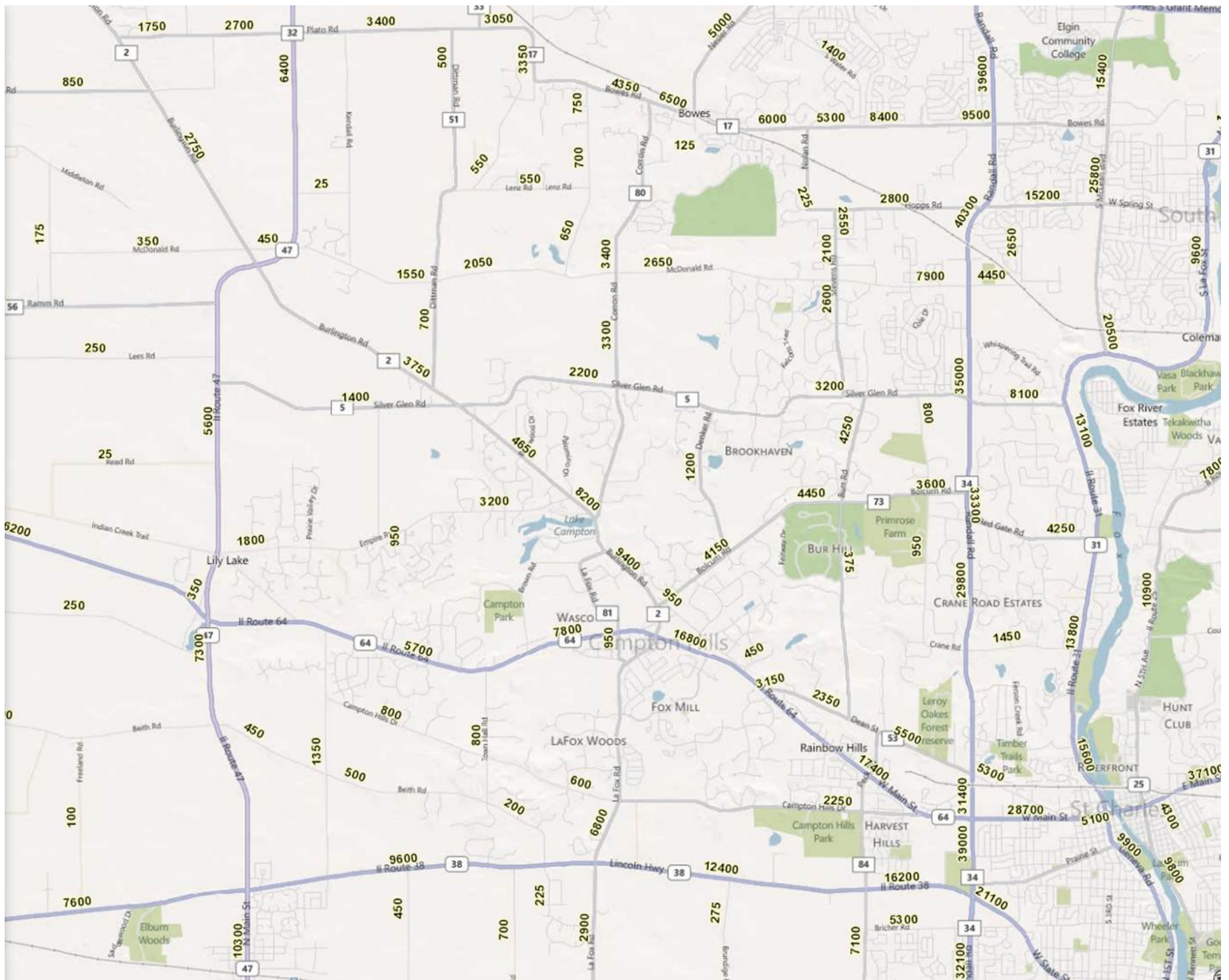


Figure 1.19: Map showing the Average Daily Traffic volumes on major roads in the Campton Hills area

The Village Board may wish to take the position that any intersection improvement is the responsibility of the future developer.

### 3. Wasco Road at Route 64

Currently, the very tight and immediate horizontal curve north of Route 64 gives Wasco Road very difficult geometrics. However, if a new north/south roadway were to access Route 64 at the current Wasco Road intersection and Wasco Road were realigned to connect to this new roadway, then direct access to the Town Center from Route 64 appears possible (see concept sketches).

## 1.2.2 Stormwater Management

The existing conditions drainage divides, contours and natural relief, and overflow points between catchments as shown in Figure 1.20. Also shown are areas marked for future stormwater management. These envelopes have been shown conservatively, and would approximate the acreage requirement for the most intense land use plan being considered, with a reduction in stormwater acreage envisioned due to reduced impervious coverage.

### Existing Conditions

The Village of Campton Hills, Town Center Planning Area is located in parts of Sections 14 and 23 of Campton Township in Kane County, and is generally bounded on the south by The Great Western Trail, on the north and east by Burlington Road (old alignment), on the east by the east line of Section 23, and on the west by the Burning Tree residential subdivision. The area considered herein contains approximately 137 acres, including roadways, and approximately 123 acres exclusive of rights of way.

The subject property is currently in agricultural use and is composed of 80-percent non-hydric soils / Hydrologic Soil Group (HSG) B, with 20-percent hydric soils / HSG B/D. The highest point of the property is at elevation 848 which is located just west of the intersection of Burlington Road (re-aligned) and Wasco Road, and the lowest point is located approximately 1000 feet to the southwest thereof, at an elevation of 818.

The Town Center Planning Area parcel is tributary to two different watersheds; Mill Creek to the south-southwest and Ferson Creek to the north-northeast. The drainage divide between the two watersheds runs generally along a line, approximately 300-400 feet southwesterly of Burlington Road (re-aligned). Therefore, nearly 90-percent of the site drains southerly to Mill Creek, and the remaining 10-percent drains northeasterly to Ferson Creek. Additionally, approximately 23 off-site acres from the adjoining Burning

Tree subdivision (to the north) are tributary to the subject property. Further, based upon a review of various public domain sources, there is no regulatory floodplain identified across the site, nor are there any ADID wetlands (ADvance IDentification of disposal areas).

### Concept Stormwater Management

The feasibility analysis "Concept Plan", Figure 1.20, was prepared based on 2004 aerial photography of Kane County obtained through The Sidwell Company, as well as 2008, 2-foot interval contour mapping obtained from Kane County GIS as shape files. Ridgelines and sub-catchment areas illustrated thereon were determined manually based on the above sources and an over-view of the 1993 USGS mapping of the area.

Stormwater management areas for the development site as shown thereon were sized and located based on the on-site tributary area of each sub-catchment. Each stormwater facility identified in Figure 1.20 is shown as occupying a land area of about 15-percent of the corresponding on-site tributary area. And, for concept planning purposes, the general location of each facility shown coincides with low areas, hydric soil areas, and/or at logical points of stormwater collection prior to discharge from the property. Each area reserved for stormwater management typically should be planned so to provide for between 4 and 6 feet of difference between normal water level (NWL) and high water levels (HWL). Pending more definitive information on land use, density, site layout, and other considerations, the areas to be reserved for stormwater management may vary, but as shown, provide a starting point for refinement through the planning process. Overall, a total area of 21-acres should initially be reserved for stormwater management with a volume potential of 55- to 70-acre feet approximately 2 1/2 to 3 1/2 feet of storm water.

Best Management Practices (BMP's) will also be required for a development of the type proposed. BMP's to be incorporated into this project likely will vary from naturalization of stormwater basins for the larger areas shown in Figure 1.20, to rain gardens and infiltration basins/trenches for the smaller areas. In particular, incorporation of a naturalized area between the two largest stormwater areas illustrated in Figure 1.20 may also provide a good utilization of the more problematic hydric soils that encompass and join them. As the planning for the property progresses, unless the proposed land use is expected to be exceptionally dense, the above-noted 15-percent stormwater reservation should be reasonable for inclusion of BMP's.

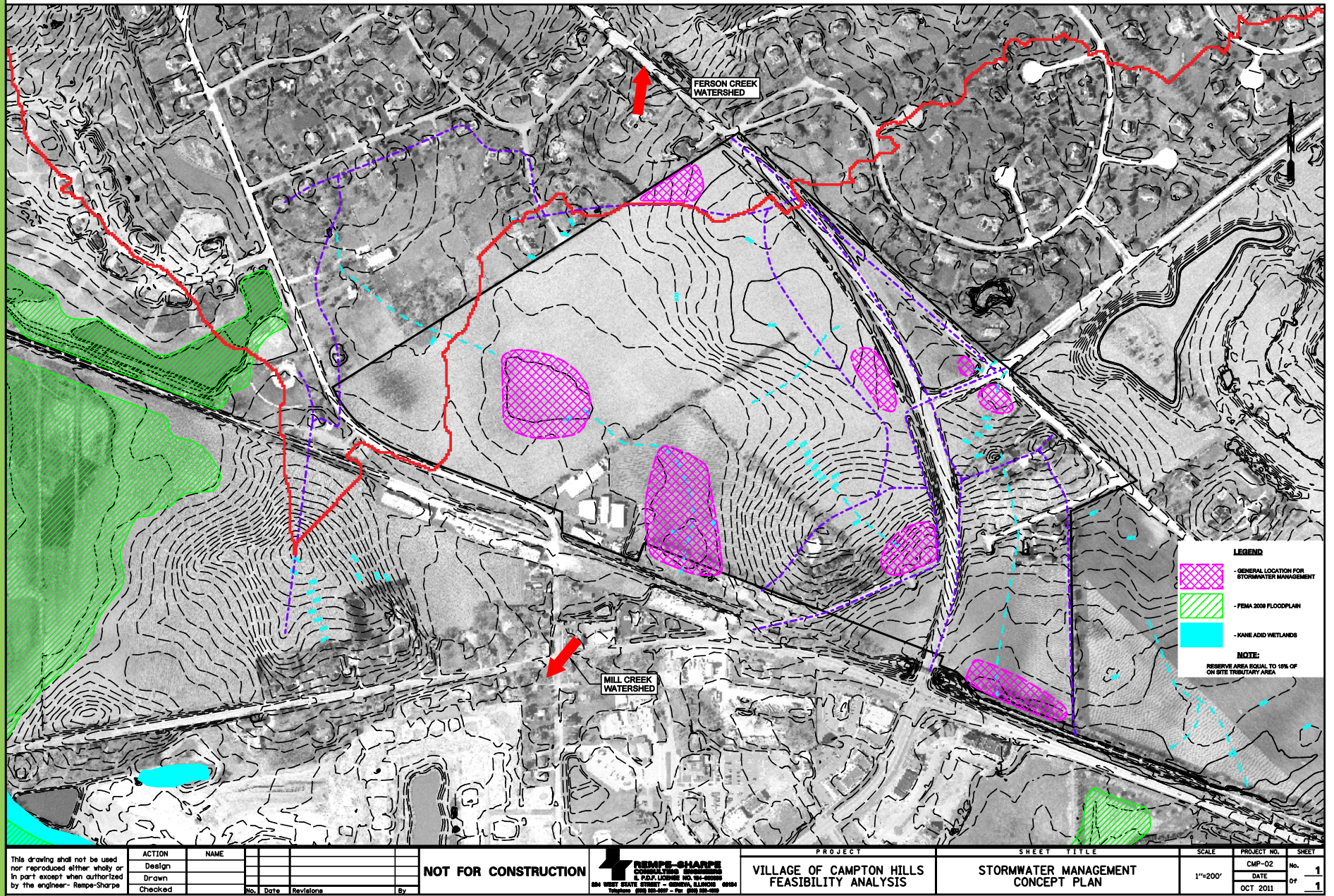


Figure 1.20: Map showing the locations for stormwater management within the Study Area.

## 1.2.3 Watermain

The Village's existing water system is shown on the attached Exhibits.

### Existing Potable Water Supply, Treatment and Storage

#### **General:**

The existing water supply of the Wasco Sanitary District is composed of three deep wells, a 1000 gallon per minute ion-exchange water treatment plant, as well as a 400,000 gallon elevated water storage tank.

#### **Wells:**

The three wells consist of the following nominal capacities: Well No. 1 – 400 gpm, Well No. 2 – 400 gpm, and Well No. 3 – 600 gpm (Well 3 has a casing size that would allow up to 1000 gpm well pump and motor). Wells 1 and 2 were constructed with 12" diameter well casing which appears to limit the pump and motor to 400 gpm capacity. Well No. 3 was constructed with a 17" casing which allows the installation of a larger pump and motor set of an approximate capacity of 1000 gpm.

Although the simple addition of each well capacity would lead one to believe that the Wasco Sanitary District has an existing water supply capacity of 1,400 gpm (400 + 400 + 600). However, the District should be able to pump the required flow with the largest unit out-of-service, the "Firm Capacity". Therefore, the Firm well pumping capacity of the District is 800 gpm. If the existing 600 gpm well pump were installed with a 1000 gpm unit, the Firm Capacity would remain at 800 gpm.

#### **Water Treatment:**

Raw water pumped from the existing wells contains Radium levels higher than the current water standards and require treatment to reduce the Radium levels. The selected treatment utilizes an ion-exchange process consisting of three reactor units with a total of 1000 gpm capacity. The process utilizes a Sodium Chloride salt solution stored in an underground tank. The process requires backwash and regeneration time which reduces the total quantity of water treated over one treatment cycle.

#### **Water Storage Tank:**

The existing water storage tank consists of a steel elevated spheroid tank capable of storing 400,000 gallons of water.

## Water Demand

### **Existing Water Demand**

The most recent twelve month period (Sept. 2010 through Aug. 2011) were:

- Average Daily Demand metered at the treatment plant: 314,000 gallons per day (gpd) or 218 gpm.
- Maximum Average Daily Demand metered at the treatment plant: 1,150,000 gpd or 799 gpm on July 17, 2011 and 974,000 gpd or 677 gpm on July 20, 2011. (Note the IEPA Compliance Report indicates the time of recording of the meter reading on July 17, 2011 may have been greater than a 24 hour period which could lead to a greater than actual demand. The July 20, 2011 reading appears consistent with readings leading up to and after the date resulting in a higher level of confidence. Typical Maximum Average Daily Demand for municipalities range from 1.7 times Average Daily Demand in larger communities to 2.2 in smaller communities. The July 17, 2011 Maximum Average Daily Demand results in a multiplier of 3.67 and in July 20, 2011 the result is 3.11.)
- Maximum Average Daily Demand is the most important flow rate that a water system must provide since the total water sources, with the largest units out-of-service, must be capable of delivering the highest expected daily demand.

### **Future Water Demand:**

- Population Equivalent (PE):
  - Current Residential lots are estimated to number 1,218 of which 958 within occupied existing lots, 154 in vacant existing lots, 106 additional lots in Norton Lakes. Assuming 3.5 PE/Household, the total existing residential PE is 4,264.
  - School PE (Wasco and B/G) is estimated to be 1,044 Students and 85 Staff resulting in an estimated Population Equivalent of 217 PE.
  - Commercial PE is estimated to number 455 PE.
  - Future PE for the Town Center concept design are estimated to be 864 PE of which 706 PE are residential.
  - Total future PE is estimated to be 5,800 (4,970 Res. PE + 217 Students and Staff PE + 613 Commercial).
- Estimated Average Daily Water Demand, assuming 78 gpd/PE = 452,390 gpd or 314 gpm.
- Estimated Maximum Average Daily Demand:
  - Assuming 3.67 multiplier =  $3.67 \times 314 \text{ gpm} = 1,151 \text{ gpm}$  (1,657,440 gpd).
  - Assuming 2.2 multiplier =  $2.2 \times 314 \text{ gpm} = 691 \text{ gpm}$  (994,752 gpd).

- Rempe-Sharpe and Associates believes the 3.67 multiplier represents recent experience of water demands in the service area. Greater emphasis should be made to control lawn watering which could reduce Maximum Average Daily Demand.

## Water System Improvements to Meet Future Water Demands

### Wells:

- Additional capacity needed from well supplies:
  - Design condition to meet Maximum Average Daily Demand at 3.67 multiplier, need to provide minimum of 351 gpm additional capacity (1,151 gpm Future MADD Demand – 800 gpm Existing Firm Capacity = 351 gpm).
  - To meet Maximum Average Daily Demand at 2.2 multiplier, no additional well capacity is needed (691 gpm Future MADD Demand – 800 gpm Existing Firm Capacity = 109 gpm excess capacity available).
- To the design condition, Rempe-Sharpe recommends implementation of Alternative No. 2, construction of an additional 400 gpm well to provide a Firm Capacity of 1,200 gpm. The Engineer recommends a trailer mounted engine/generator to provide alternative power at either Well 3 or Well 4 in case of power outage.
  - Well casing diameter should be 17" in diameter and capable of enlarging to 1000 gpm capacity for future development.
- If water restrictions were imposed within the water service area and the restriction successfully reduced the Maximum Average Daily Water Demand/Average Daily Water Demand multiplier to 2.2, an additional well would not be required. However, alternative power such as a trailer mounted engine/generator is recommended.

### Treatment Plant:

- Additional capacity needed from treatment plant:
  - Design condition to meet Maximum Average Daily Demand at 3.67 multiplier, need to provide minimum of 151 gpm additional capacity (1,151 gpm Future MADD Demand – 1,000 gpm Existing Plant Capacity = 151 gpm).
  - To meet Maximum Average Daily Demand at 2.2 multiplier, no additional well capacity is needed (691 gpm Future MADD Demand – 1,000 gpm Existing Plant Capacity = 206 gpm excess plant capacity available).
- To meet the design condition, Rempe-Sharpe recommends implementation of Alternative No. 2, construction of an additional 200 gpm capacity to provide 1,200 gpm plant capacity. Existing facilities and processes should be evaluated in more detail to determine if

the existing equipment is capable of treating the additional 200 gpm flow.

- If water restrictions were imposed within the water service area and the restriction successfully reduced the Maximum Average Daily Water Demand/Average Daily Water Demand multiplier to 2.2, additional treatment capacity would not be required.

### Water Storage:

2003 Ten State Standards recommends that storage facilities should have sufficient capacity to meet domestic demands and, where fire protection is provided, fire flow demands. Fire flow requirements established by the office of the appropriate State Insurance Service should be satisfied where fire protection is provided. The minimum storage capacity (or equivalent capacity for systems not providing fire protection) shall be equal to the average daily consumption. This requirement may be reduced when the source and treatment facilities have sufficient capacity with standby power to supplement peak demands on the system.

- Average Daily Consumption in the most recent twelve month period was 314,000 gallons.
- The projected Average Daily Consumption is estimated to be 452,390 gallons.
- Therefore, if no fire protection is offered in the water system, the current storage volume of 400,000 gallons meets current requirements but falls 52,390 gallons short under the future design condition.
- **Fire Flow Conditions:** Under Insurance Services Recommendations, the required fire flow is 3,500 gpm over a three hour (180 minute) period for schools, the highest fire flow demand within the water system.
- **Existing Conditions:** The additional system water storage volume needed under existing conditions based on current demands (assuming standby power available for powering wells and water treatment facilities, 3.67 Maximum Average Daily Demand Multiplier, and Firm Capacity of 800 gpm in well and treatment capacities) is 402,250 Gallons Additional Storage (802,250 Gallons Total Required less 400,000 Gallons Existing).
- **Future Design Conditions:**
  - The recommended additional system water storage volume (assuming standby power available for powering wells and water treatment facilities, 3.67 Maximum Average Daily Demand Multiplier, and Firm Capacity of 1,200 gpm in well and treatment capacities) is 469,796 Gallons Additional Storage (869,796 Gallons Total Required less 400,000 Gallons existing).



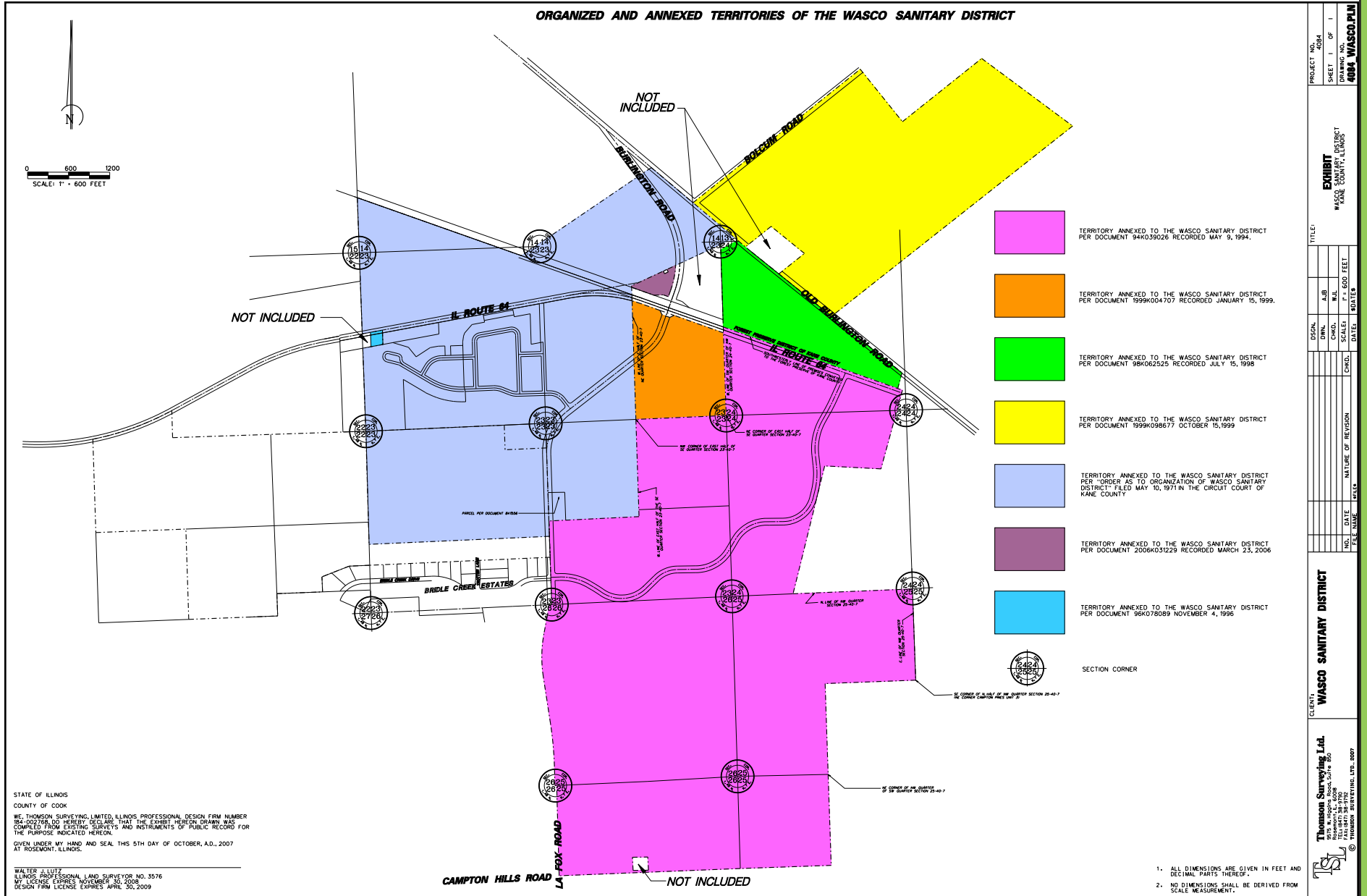


Figure 1.21: Map showing the organized and annexed jurisdictions of the Wasco Sanitary District

- The recommended additional system water storage volume (assuming standby power available for powering wells and water treatment facilities, 2.2 Maximum Average Daily Demand Multiplier, and Firm Capacity of 1,200 gpm in well and treatment capacities) is 287,636 Gallons Additional Storage (687,636 Gallons Total Required less 400,000 Gallons existing).

### Summary Recommendations:

- If the Wasco Sanitary District and Village of Campton Hills is successful in reducing the Maximum Daily Average Demand/Average Daily Demand Multiplier to 2.2, the only additional water system improvement needed is a 300,000 Gallon Elevated Water Storage Tank.
- If the District and Village are unable to control the excessive water use such as lawn watering, additional improvements needed include:
  - 400 gpm capacity well and well pump with auxiliary power (Engineer recommends the well be drilled to minimum 17" diameter casing to allow for large well pump in the future).
  - 200 gpm capacity ion-exchange treatment facility expansion (possibly located within existing Well No. 2 site)
  - 500,000 gallon elevated water storage tank located on property that has higher ground elevations (possibly within the northern areas of the District).

### 1.2.4 Sanitary Sewer

The existing sanitary sewer stubbed to the "T" terminus of Wasco Road is a 10" diameter, with capacity of 2068 P.E. (peaking factor 3.62). The north town center study area is projected to have approximately 680 P.E based on the latest concept plan design. Thusly, unless a large scale water user is brought into this north commercial P.U.D. (and this would typically be industrial and not envisioned at this time), the existing 10" sanitary sewer is adequate.

All of the study area is annexed into the Wasco Sanitary District Facility Planning Area (FPA), a portion of the study area is also already annexed in the Wasco Sanitary District, see figure 1.21. The capacity of the wastewater plant to treat future development is an issue. To clarify the current treatment capacity status, a summary is provided below:"

Original Permitted Capacity:	316,000 gal / day
80% of Permitted Capacity:	252,800 gal / day
Present 3 month Low Average Daily Flow:	223,000 gal / day

IEPA Status: Critical review status issued November 29, 2010, due to present low average daily flow plus flow from platted Lots - 96% of plant capacity.

The IEPA correspondence to the Village is attached. During meetings on the Comprehensive Plan, many residents expressed concerns regarding expansion of the District treatment facilities. However, without expansion, the development potential of the Town Center is limited.

As noted in the letter, any significant sewer loads proposed to the treatment facility will be denied until further action has taken place to demonstrate to the satisfaction of IEPA that the hydraulic and organic loading can be suitably handled.

Due to this issue, the Village must coordinate closely with the Wasco Sanitary District to formulate a plan to expand and/or modify the existing treatment facilities to handle 100% of the anticipated sewer flows from the future town center development.

For the purposes of the study, a rough estimate for the aeration lagoons expansion would be 350,000 cubic feet (CF) for the additional 680 P.E. The storage reservoir would require 1,400,000 CF of additional volume. The land requirement for treatment, storage, and land application is roughly 45 acres. Many factors will affect the area and volume required for expansion of the treatment facilities including existing topography, wetland, and hydrologic information. The existing soils must be investigated and seasonal groundwater levels determined to identify any limitations in the irrigation field and depth of lagoons.

A thorough site analysis and detailed engineering study will be needed to determine the scope of modifications for planning purposes of the wastewater facilities expansion. The results of the study should provide the Village with helpful information relative to feasibility, alternatives analyses, cost estimates, funding sources, and design. This should include the following components:

- Lift station pump modifications
- Treatment plant pumps and mechanical systems
- Aerated lagoon and storage system expansion
- Existing topography and soils analysis
- Land application requirements
- Feasibility and limitations to land application expansion
- Irrigation system modifications
- Alternative treatment options

# 1.3 Market Analysis

A market analysis has been conducted to guide the planning for the Town Center and Wasco Study Area. The purpose of the market analysis is to:

- Determine supply and demand for commercial and residential product types
- Identify retail opportunity gaps and strengths to attract more retail tenants and determine demand for additional retail space
- Identify types of commercial spaces needed to attract retail tenants
- Assess the strength of the housing market and determine housing products that would be appropriate and financially viable while planning for the Town Center

## 1.3.1 Demographics

As presented in the Village of Campton Hills Comprehensive Plan Existing Conditions Report (prepared by CMAP), there are:

- 11,131 residents and 3,492 households according to the U.S. 2010 Census;
- Median household income is \$136,490 compared to Kane County median household income of \$68,327 according to the 2005-2009 American Community Survey, U.S. Census Bureau;
- 72.3% Labor Force Participation, according to the 2005-2009 American Community Survey; and
- 116 vacant residential properties, at a rate of 3.2% of total units, according to the U.S. 2010 Census
- 4% unemployment from the CMAP report

For the sake of the market analysis, two trade areas were defined, a 5 Minute Drive Time Trade Area, representing neighborhood shopping and a 10 Minute Drive Time Trade Area that covers an area eastward approximately to the Fox River that includes the Randall Road Corridor (Figure 1.22). These trade areas were developed to capture market demand for commercial and residential development.

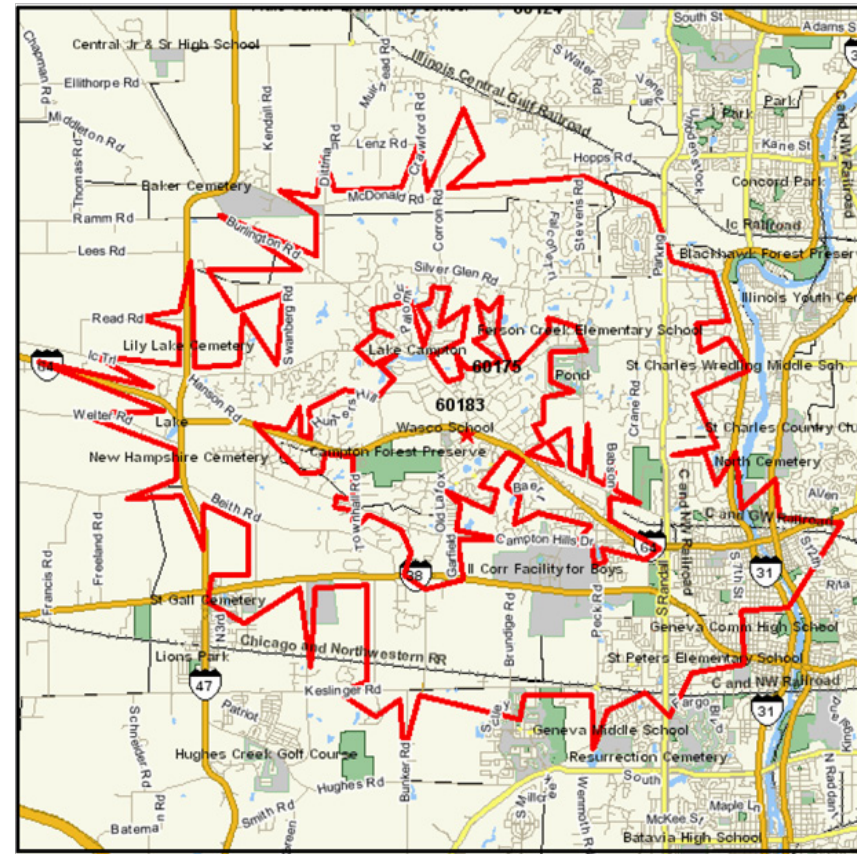


Figure 1.22: 5 and 10 Minute Drive Time Trade Areas  
Source- Nielsen, 2011

	5 Minute Drive Time Trade Area	10 Minute Drive Time Trade Area
<b>Population</b>	9,734	50,189
<b>Projected Growth 2011-2016</b>	10.3%	8.41%
<b>Age 18 and over</b>	6,792	35,419
<b>Median Age</b>	35	36
<b>Education</b>		
<b>Education - Bachelor's Degree</b>	39.9%	33.4%
<b>Education – Graduate or Professional Degree</b>	18.5%	17.6%
<b>Average Household Income</b>	\$138,550	\$115,760
<b>Median Household Income</b>	\$109,904	\$91,160
<b>Income over \$100,000</b>	55%	35%
<b>Travel Time to Work</b>	38	34
<b>Households with no or 1 car</b>	13.6%	22.6%
<b>Average Number of Vehicles</b>	2.3	2.1
<b>Transportation to Work</b>		
<b>Drove Alone</b>	84.5%	84.7%
<b>Car Pooled</b>	2.1%	3.5%
<b>Public Transportation</b>	1.8%	2.9%
<b>Walk or Bicycle</b>	0	.1%
<b>Employment</b>		
<b>For-Profit Private Workers</b>	79%	77%
<b>Non-Profit Workers</b>	6.9%	7.3%
<b>Government</b>	10.2%	10.7%
<b>Self Employed</b>	11.7%	11.1%

Table 1.3: Trade area demographics

#### Key observations:

- Campton Hills, as well as both trade areas, have significantly higher income levels than the County as a whole
- Both trade areas are very highly educated: 57.5% of adults over age 25 in the 5 Minute Trade Area have a Bachelor's or higher degree
- Commute times are relatively long, with an average length of 38 minutes among workers in the 5 Minute Trade Area
- Most workers drive alone to work
- Employment patterns demonstrate a healthy mix of for-profit, non-profit and government, including local, state and federal employees (including proximity to Fermi and Argonne National Laboratories)

### 1.3.2 Retail Supply and Demand

There are 3 existing commercial districts in the Study Area:

- The original commercial center of Wasco, home to a mix of industrial, commercial and retail spaces primarily located on Route 64. Sites include the Post Office, Dairy Queen, Old Second Bank, Country Gas, White Brothers Trucking
- Campton Square Shopping Center, at the southeast corner of Route 64 and La Fox/Burlington Road.
- Office and retailers at the southwest corner of Route 64 and La Fox

Retailers in the area include Subway, Za Pizzeria, Taylor Street Pizza, McDonalds, My Favorite Things, and Kindercare.

Charlestowne Mall located in St. Charles to the east, Geneva Commons in Geneva to the south east, as well as Randall Road which is one of the Chicago region's premier retail corridors. In addition, Geneva and St. Charles have strong downtown, retail environments that include restaurants, apparel and boutiques. In addition, Chicago Premium Outlets is a major shopping destination east of the area that pulls from the trade area as well as the larger west suburban region.

As a result of this concentration of retail centers, it is important to distinguish neighborhood shopping from regional shopping patterns. The classifications of retail centers include:

**Neighborhood Center (5 minute trade area):** designed to provide convenience shopping for the day-to-day needs of consumers in the immediate neighborhood. These centers are often anchored by a supermarket, while some have drugstore anchors and stores offering health-related products.

**Community Center (10 minute trade area):** typically offers a wider range of apparel and other soft goods. Community center tenants may contain off-price retailers selling such items as apparel, home improvement/furnishings, toys, or sporting goods. Typical anchor stores are up to 45,000 square feet.

**Lifestyle Center:** usually 250,000 sq. ft. or larger, with more outside features than community centers, such as landscaped walkways, fountains, benches, streetscape, and public area. While retailers are often the same tenants that are found in regional malls, lifestyle centers also include such anchors as movie theaters, restaurants, and large format stores.

**Regional Centers:** provide general merchandise, apparel, and services, and are anchored by department stores such as Macy's, Sears or Nordstrom's that are at least 75,000 square feet

in size. Regional Malls include Charlestowne Mall and the Fox Valley Mall. Super-regional malls, such as Oak Brook Center and Woodfield Mall have grown to more than one million sq. ft. of space.

### 1.3.3 Retail Sales

Total retail sales in the Village of Campton Hills began to see a rebound in FY 2011 from \$16.8 m to \$17.7 million, but is still down 16% from its peak of \$21.1 million in 2008. (Figure 1.23) The downward decline between FY 2008 and FY 2010 followed national economic trends. The disconnections also contributed to a drop in sales tax from home based businesses.

Retail sales followed similar trends in neighboring municipalities, as shown by total sales tax collected in Campton Hills, which received \$177,386 in sales tax revenue, at the 1%

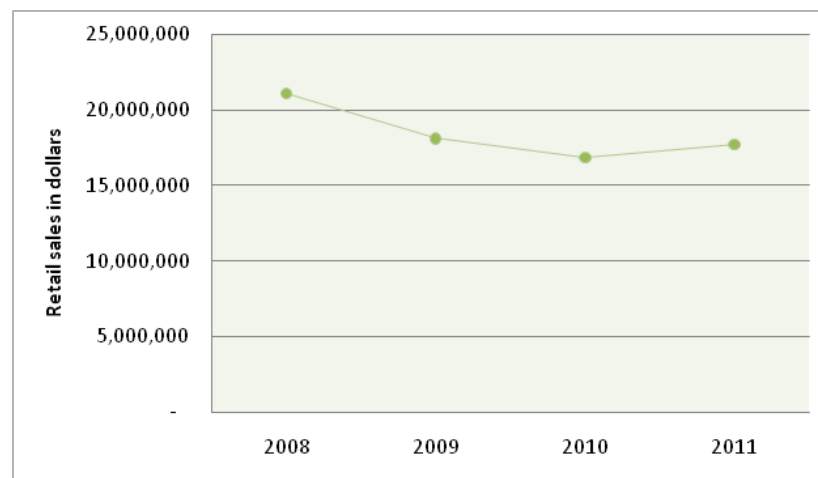


Figure 1.23: Total Retail Sales  
Source: Derived from Illinois Department of Revenue Sales Tax Data

	2008	2009	2010	2011
<b>Campton Hills</b>	211,105	181,149	168,716	177,386
<b>Elburn</b>	620,561	595,679	568,154	653,694
<b>N. Aurora</b>	4,610,269	4,258,584	3,972,745	4,308,231
<b>Batavia</b>	7,452,760	6,720,070	6,049,837	6,335,788
<b>Geneva</b>	5,566,248	6,609,038	6,279,595	6,507,861
<b>St. Charles</b>	15,653,266	14,507,182	13,972,865	14,407,653
<b>Elgin</b>	7,169,162	15,781,017	14,774,873	16,233,826
<b>Aurora</b>	38,147,713	36,550,676	34,761,545	37,344,691

Table 1.4: Total Sales Tax

municipal rate, compared to total sales tax received in neighboring towns (Table 1.4 and Figure 1.23). Only Elburn and Geneva have returned to their FY 2008 sales tax levels. Campton Hills, shown in dark blue in Figure 1.24, is at the lowest level of sales tax collected among these comparison municipalities.

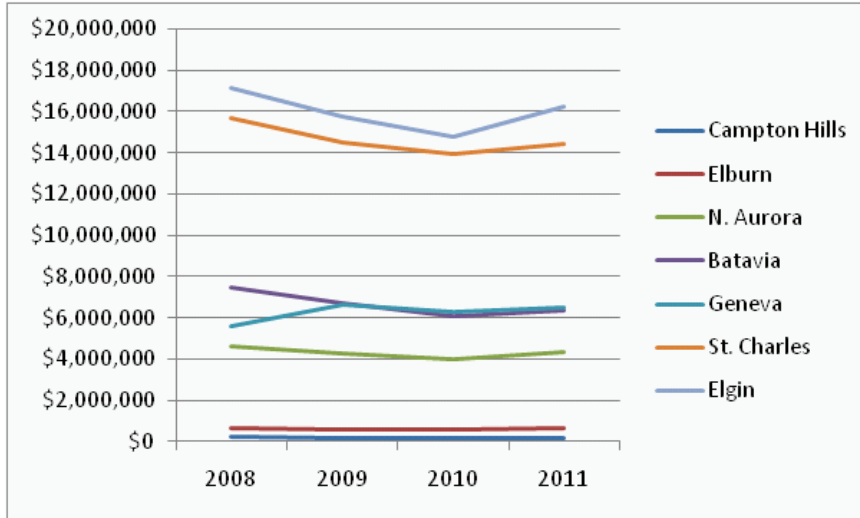


Figure 1.24: Sales Tax Trends in Nearby Municipalities

Campton Hills has the lowest sales tax collected, but this is partly due to the low sales tax rate in Campton Hills of 1%. Only Elburn has the same base municipal rate of 1% as a part of the 7% total sales tax rate. Nearby N. Aurora, Batavia and Geneva have a total sales tax rate of 7.5%, Elgin is at 7.75%, St. Charles at 8% and Aurora at 8.25%. This lower sales tax rate is an advantage to attract retailers to Campton Hills. But with so much retail nearby to Campton Hills, it will continue to be a challenge to attract additional retailers during the current economic downturn. This is true both to attract additional retailers to existing retail space in Campton Square and the Wasco area, as well as any new planned retail development in the Town Center.

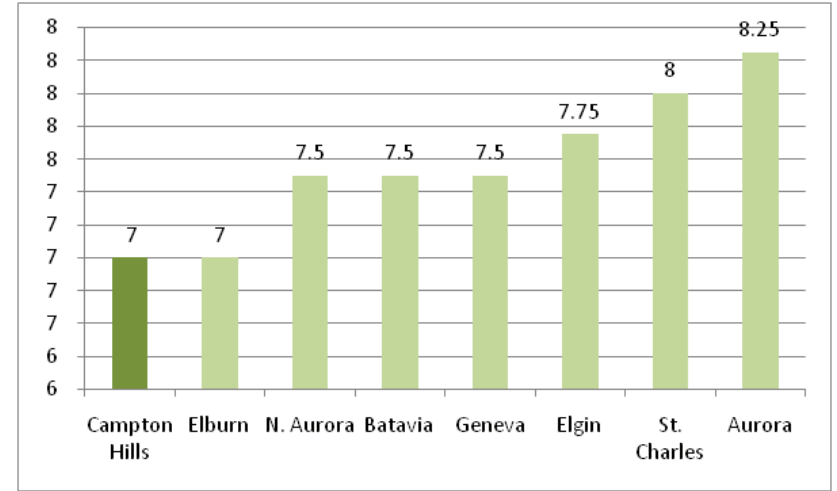


Figure 1.25: Sales Tax Rate in Nearby Municipalities

### 1.3.4 Retail Opportunity Gaps

The 5 Minute Trade Area had total retail sales of approximately 88million, less than 50% of the total demand of \$182 million, based on household income and spending patterns. This is because much of the retail supplies lie just outside of the area, much of which is captured in the 10 Minute Trade Area, which had a total supply of \$695 million and total demand of \$906 million, leaving a total gap of \$211 million, or 23% of total sales leaving the trade area to shop in other areas.

Opportunity gaps are defined as the difference between local demand and supply. A positive opportunity gap means that there is excess demand, signaling that additional retailers may be needed.

Table 1.5 provides a list of retail opportunity gaps for each retail category. Key categories for neighborhood shopping, shown at both the 5 and 10 Minute Trade Areas (and highlighted in light green) include:

- Electronics and Appliances
- Health and Personal Care
- Gasoline Stations
- General Merchandise
- Miscellaneous Stores such as Office Supply

Campton Hills has a current strength in restaurants, showing some surplus, but also indicating that customers are coming to Campton Hills from outside the trade area to eat in town. A Town Center can capitalize on this strength, particularly because healthy downtowns are different than shopping centers, they are a place where people go out to eat and visit an assortment of retailers from locally owned stores to national chains.

	5 Minute Drive Time Trade Area			10 Minute Drive Time Trade Area		
	2011 Demand	2011 Supply	Opportunity Gap	2011 Demand	2011 Supply	Opportunity Gap
<b>Total Retail Sales Including Eating and Drinking Places</b>	<b>182,187,600</b>	<b>88,355,854</b>	<b>93,831,746</b>	<b>906,929,190</b>	<b>695,435,099</b>	<b>211,494,091</b>
Motor Vehicle and Parts	35,673,196	2,633,274	33,039,922	169,800,385	47,257,901	122,542,484
Furniture and Furnishings	4,385,936	932,835	3,453,101	20,835,015	8,750,830	12,084,185
<b>Electronics and Appliance</b>	<b>4,281,926</b>	<b>539,529</b>	<b>3,742,397</b>	<b>21,067,027</b>	<b>8,292,351</b>	<b>12,774,676</b>
Appliances, TVs, Electr.	3,170,639	320,395	2,850,244	15,557,451	5,802,420	9,755,031
Computer and Software	901,293	219,135	682,158	4,473,138	1,297,191	3,175,947
Camera and Photographic	209,994	0	209,994	1,036,438	1,192,740	(156,302)
Building Material, Garden Equip	17,956,805	22,177,835	(4,221,030)	87,985,785	90,051,964	(2,066,179)
Building Material and Supply	16,335,761	20,911,588	(4,575,827)	80,190,661	87,159,447	(6,968,786)
Home Centers-44411	6,613,209	11,799,961	(5,186,752)	32,402,650	50,056,833	(17,654,183)
Paint and Wallpaper	403,525	0	403,525	1,986,436	4,252	1,982,184
Hardware Stores	1,593,288	0	1,593,288	7,822,598	42,967	7,779,631
Other Building Materials	7,725,739	9,111,627	(1,385,888)	37,978,978	37,055,395	923,583
Lawn, Garden Equipment	1,621,044	1,266,247	354,797	7,795,124	2,892,517	4,902,607
Food and Beverage Stores	20,982,085	15,915,946	5,066,139	108,423,438	188,185,068	(79,761,630)
Grocery Stores	19,048,109	14,750,081	4,298,028	98,455,447	180,157,044	(81,701,597)
Grocery (Ex Conv) Stores	18,153,220	13,997,477	4,155,743	93,731,183	177,464,565	(83,733,382)
Convenience Stores	894,889	752,603	142,286	4,724,264	2,692,479	2,031,785
Specialty Food Stores	601,155	104,599	496,556	3,094,022	810,959	2,283,063
Beer, Wine and Liquor Stores	1,332,822	1,061,266	271,556	6,873,969	7,217,065	(343,096)
Health and Personal Care Stores	9,351,109	3,454,897	5,896,212	49,054,125	39,766,501	9,287,624
Gasoline Stations	14,856,524	397,444	14,459,080	78,001,049	10,025,095	67,975,954
Clothing and Clothing Accessories	9,770,491	1,622,771	8,147,720	46,309,873	48,473,588	(2,163,715)
Clothing Stores	6,802,770	903,785	5,898,985	32,436,773	40,392,804	(7,956,031)
Shoe Stores	1,225,151	11,945	1,213,206	5,908,905	2,011,544	3,897,361
Jewelry, Luggage, Leather	1,742,570	707,041	1,035,529	7,964,195	6,069,241	1,894,954
Sporting Goods, Book, Music	4,083,783	1,964,230	2,119,553	19,565,089	22,124,003	(2,558,914)
<b>General Merchandise Stores</b>	<b>23,887,764</b>	<b>11,524,096</b>	<b>12,363,668</b>	<b>118,830,027</b>	<b>96,073,324</b>	<b>22,756,703</b>
Department Stores	12,344,068	1,129,645	11,214,423	60,283,401	26,316,782	33,966,619
Other General Merchandise	11,543,696	10,394,450	1,149,246	58,546,626	69,756,543	(11,209,917)
<b>Miscellaneous Store Retailers</b>	<b>4,623,429</b>	<b>1,705,383</b>	<b>2,918,046</b>	<b>23,354,440</b>	<b>14,083,270</b>	<b>9,271,170</b>
Florists	391,579	1,016,888	(625,309)	1,926,857	4,367,759	(2,440,902)
Office Supplies, Stationery	2,002,814	168,401	1,834,413	9,903,625	3,923,568	5,980,057
Used Merchandise Stores	463,161	0	463,161	2,207,793	800,314	1,407,479
Other Miscellaneous Store	1,765,875	520,094	1,245,781	9,316,165	4,991,629	4,324,536
Non-Store Retailers	13,831,143	1,467,639	12,363,504	68,879,805	17,267,388	51,612,417
Foodservice and Drinking Places	18,503,410	24,019,976	(5,516,566)	94,823,131	105,083,817	(10,260,686)
Full-Service Restaurants	8,411,602	8,458,801	(47,199)	43,053,144	43,782,868	(729,724)
Limited-Service Eating Places	7,763,680	11,630,478	(3,866,798)	39,824,199	49,753,446	(9,929,247)
Special Foodservices	1,527,971	1,062,570	465,401	7,825,900	1,981,397	5,844,503
Drinking Places -Alcoholic	800,157	2,868,126	(2,067,969)	4,119,889	9,566,107	(5,446,218)

Table 1.5: Retail Opportunity Gaps

	Opportunity Gap	Sales per Sq. Ft.	Needed Space	Typical Store Size
<b>Electronics</b>	\$3.7 million	\$302	12,392 sq. ft.	10,000 sq. ft.
<b>Health and Personal Care</b>	\$5.8 million	\$429	13,744 sq. ft.	12,000 sq. ft.
<b>Gasoline Station with convenience</b>	\$14.5 million	\$852	16,970 sq. ft.	1,500 – 3,000 sq. ft. building; 20,000 sq. ft. lot size
<b>General Merchandise</b>	\$12.4 million	\$282	43,842 sq. ft.	8,000 – 10,000 sq. ft.
<b>Restaurants</b>	N/A	\$249 - \$377	N/A	1,500 – 3,200 sq. ft.

*Table 1.6: Retail Space Demand*  
*Source: ULI Dollars and Cents of Retail and Teska*

Given existing retail vacancies, there is no immediate demand for a great deal of additional retail space in the short term in the Town Center. Longer-term planning, however, will require additional retail for a variety of reasons:

- Additional population in the Village, Township and areas toward the west will bring additional spending power
- New housing in the Town Center would generate additional demand for neighborhood retail
- High income levels in Campton Hills creates local disposable income that may not want to travel four miles or more to large format retailers and to downtown merchants in St. Charles and Geneva
- Lower sales tax rates, and prime location along Route 64 may cause a larger retailer to desire locating in Campton Hills

## 1.3.5 Retail Comparables

Retail lease asking prices range from \$12 to \$17.50 per square foot, triple net. Actual terms may be lower. Due to available clean and fresh space, the possibilities for new retail development in the short term in the Town Center area are more limited. The cost of new development will necessitate rent levels exceeding current market rents, unless there is a build-to-suit product that requires a specific format, parking requirements and site access.

Examples of recent listings include:

### **40W160 Campton Crossing Drive**

Total Space Available: 2,668 SF

Rental Rate: \$17.50/SF/Year

Min. Divisible: 1,231 SF

Max. Contiguous: 1,437 SF

Property Type: Retail

Property Sub-type: Strip Center

Gross Leasable Area: 8,000 SF

Year Built: 2004

Anchor Tenant 1: Remax real estate

Cross Streets: La Fox / North Ave





### 1.3.6 Office Supply and Demand

The possibilities for office space is based on employer-driven markets. Campton Hills' very high median income is due to the quality of the residential community and easy driving commutes to Fox Valley and DuPage County jobs. The low public transportation rate to work, signals a small number of residents who commute by train to downtown Chicago. The development of office space will be attributed to two markets:

- Need for smaller offices for local services such as accountants and financial services close to home
- Build-to-suit model of a medium or larger employer who may choose to locate in the Campton Hills Town Center due to available land, access to transportation along Route 64 and proximate location to residential housing

The market for build-to-suit will be limited due to lack of close proximity to an Interstate highway, public transportation, or other major arterials beyond Route 64. A location along Randall Road or along other major roads further to the east in the Fox Valley are likely to develop for office space prior to development in Campton Hills.

Smaller office spaces, above retail can be a very appropriate use for the Town Center to absorb financial and other personal services. While there is similar office space available in Campton Square, there may be additional demand in the future for the Town Center.

As can be seen in Table 1.7, the trade areas have a large share of office related uses including financial services, personal and business services. There is also growing demand for health care in the region. Medical offices and health-care related uses are likely to be in demand as the population grows and the health industry continues to grow.

Business Description	5 Minute Drive Time Trade Area		10 Minute Drive Time Trade Area	
	Total Establishment	Total Employees	Total Establishment	Total Employees
<b>Industries (All)</b>	<b>280</b>	<b>1,987</b>	<b>2,178</b>	<b>22,699</b>
Industries (Private Sector)	247	1,422	1,980	17,882
Industries (Government and Non-Profit)*	33	565	198	4,817
<b>Agriculture (All)</b>	<b>5</b>	<b>14</b>	<b>43</b>	<b>246</b>
<b>Mining (All)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Construction (All)</b>	<b>39</b>	<b>197</b>	<b>181</b>	<b>980</b>
<b>Manufacturing (All)</b>	<b>16</b>	<b>87</b>	<b>100</b>	<b>1,237</b>
<b>Transportation, Communications/Public Utilities</b>	<b>11</b>	<b>49</b>	<b>71</b>	<b>564</b>
<b>Wholesale Trade (All)</b>	<b>9</b>	<b>29</b>	<b>88</b>	<b>465</b>

Table 1.7: Employment (continued on the next page)

Source- Neilsen data

Business Description	5 Minute Drive Time Trade Area		10 Minute Drive Time Trade Area	
	Total Establishment	Total Employees	Total Establishment	Total Employees
<b>Retail (All Retail)</b>	<b>39</b>	<b>426</b>	<b>414</b>	<b>6,362</b>
Building Materials and Garden Supply	4	102	26	498
General Merchandise Stores	1	7	10	853
Food Stores	2	10	26	532
Auto Dealers and Gas Stations	2	6	26	207
Apparel and Accessory Stores	1	3	41	667
Home Furniture, Furnishings and Equipment	5	18	55	655
LaFleur Antiques and Oddities	1	N.A.	1	N.A.
Eating and Drinking Places	13	219	109	2,128
Miscellaneous Retail Stores	11	61	121	822
<b>Finance (All)</b>	<b>25</b>	<b>129</b>	<b>238</b>	<b>1,675</b>
Bank, Savings and Lending Institutions	2	13	49	531
Security and Commodity Brokers	4	20	42	200
Insurance Carriers and Agencies	7	19	64	255
Real Estate	12	77	81	675
Trusts, Holdings and Other Investments	0	0	2	14
<b>Service (All)</b>	<b>126</b>	<b>965</b>	<b>995</b>	<b>9,310</b>
Hotel and Other Lodging	0	0	7	55
Personal Services	19	83	169	1,061
Business Services	42	193	242	1,069
Motion Picture and Amusement	9	47	66	722
Health Services	12	107	256	3,072
Legal Services	9	33	58	269
Educational Services	8	323	45	2,076
Social Services	7	106	53	551
Misc, Membership Orgs and Non-classified	20	73	99	435
<b>Public Administration (All)</b>	<b>10</b>	<b>91</b>	<b>48</b>	<b>1,860</b>

Table 1.7: Employment (continued from previous page)  
Source- Nielsen data

N.A.- Not Available

## 1.3.7 Office Comparables

### 40W131 Campton Crossing

Rent Per Sq. Ft. Per Month: \$12  
Lease Size: 1,200-2,650 Sq. Ft.; 1,350 sf of space is built out for medical office use  
Type: Office  
Car Counts: 26,000 per day  
Last Updated: 8/16/2011



### 333 North Randall Road

Rent Per Sq. Ft.: \$10 to \$27  
Lease Size: 153-3,211 Sq. Ft.  
Type: Office  
Address: 333 North Randall Road  
Saint Charles, IL 60174  
County: Kane  
Documents: None Attached  
Last Updated: 4/19/2011



### 1.3.8 Housing

Campton Hills has a very upscale housing market, with mostly single-family homes but a mix of housing types from Fox Mill homes on smaller lots combined with large open spaces to estate housing. According to Nielsen, the median sales prices in the 5 minute market area in 2011 is approximately \$388,000 (as compared to \$430,000 which is the average for Campton Hills), although the active market includes much higher price points for estate homes. Nearly 90% of the market is single-family housing, as well as 91% of households being a married-couple family.

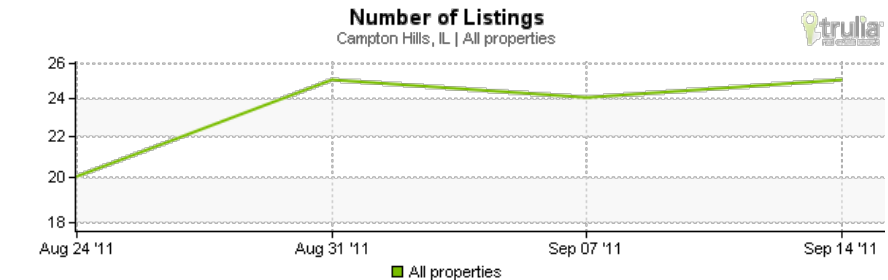
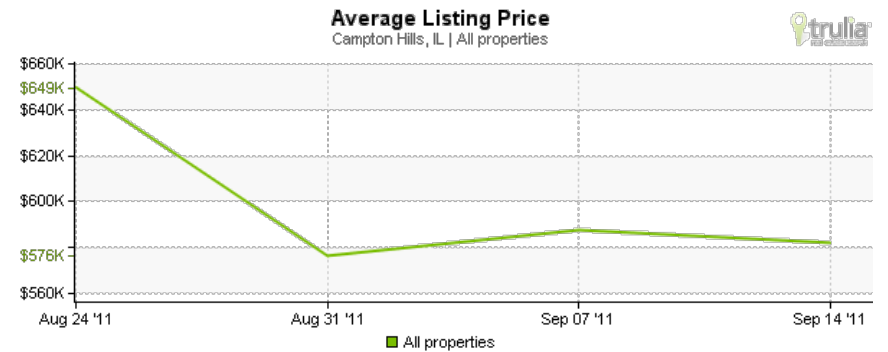
The average listing price for homes in the market area is \$576,000 according to Trulia. Based on the most recent thirty homes sold within the market area, the average sales price for homes from March 9 to August 30, 2011 was \$520,117 and

Housing	5 Minute Drive Time	10 Minute Drive Time
<b>Owner Occupied Housing</b>	89.4%	82.3%
<b>Rental Occupied Housing</b>	10.7%	17.7%
<b>Median Value of Owner Occupied Housing</b>	\$388,531	\$317,087
<b>Median Year Structure Built</b>	1991	1986
<b>Households</b>		
<b>1 person</b>	284	2,781
<b>2 person</b>	888	5,223
<b>3 person</b>	548	2,991
<b>4 person</b>	747	3,509
<b>5 or more</b>	564	2,472
<b>Ave. Household Size</b>	3.2	2.9
<b>Married Couple Family (Households with 1 or more people under age 18)</b>	90.8%	85.8%
<b>Owner Occupied Average Length of Residence</b>	14	14
<b>Renter Occupied Average Length of Residence</b>	6	7

Table 1.8: Five and ten minute drive times for different types of households Nielsen, 2011

the median sales price of these transactions was \$472,500. This number is higher than Nielsen data for a variety of reasons including the fact that foreclosure and short sales may not be listed on brokerage sites. There has been a decrease in average asking price for homes. As the market picks up, estate homes will begin to sell again, representing the underlying strong housing fundamentals in the area. Recent sales, however, point to homes within the \$300,000 to \$500,000 price level selling.

Town Centers are typically composed of a mix of housing types – from townhomes, to upscale multi-family housing to single-family homes on smaller lots. Buyers expect high convenience and amenities, with smaller private spaces, and often common maintenance. With very little high-end in-town housing available in the market area, this would be a tested market product for Campton Hills, and more in line with infill projects in Geneva and St. Charles. As the demographics point to higher-income and corporate households, the market for infill housing types for the Town Center is not found in the immediate vicinity, but can look to precedents in the Tri Cities.



Examples include:

### **Dodson Place, 500 South Third St., Geneva**

Dodson Place is a high-end rental project in downtown Geneva developed and managed by ShoDeen. Rent ranges from \$1,555 for a 1 bedroom to up to \$2,500 for a 3 bedroom, 3 bath unit. Amenities include access to downtown Geneva and Metra.



### **Village at Mill Creek, 39W250 Herrington Blvd, Geneva**

Village at Mill Creek is part of a large master-planned community in the Growth Corridor of unincorporated Kane County south of Campton Hills. With access to two 18-hole golf courses, 15 miles of biking and walking trails, and access to parks and open space, this multifamily housing planned unit development is a part of a larger conservation community, but with the amenities of in-town living. 1 bedroom/1 bath units start at \$1,100 ranging to \$1,400 for 2 bedroom/2 bath units. Seventy-two units have been built and leased in the development.



Based on an interview with the developer of these two products, and interviews with other developers in the marketplace, there is a high demand for high-end, high amenity rental housing. With little high-end product available overall in the market, developments such as the Village of Mill Creek are 100% leased at full market rents. Compared to for-sale housing, the market is much stronger for high-end rental housing than condominiums. In addition, finance sources are heavily favoring rental housing over other housing types based on the strength of demand and increasing levels of rental prices in the market. Based on interviews, upscale rental housing is brisk due to three key demographic issues:

- Divorcees that want to stay close to the family home, children, and schools;
- Empty-nesters looking to stay in the community, but want a maintenance-free environment and access to amenities; and
- Growing younger households of couples without children that are saving for a new home and want to live in the community near their friends, family and suburban jobs

The market for row homes is also evident in the marketplace. Row homes with higher-end finishes, and designed for maintenance-free living with limited individual landscaping areas is in demand for a variety of reasons including:

- Demographic changes leading to growth in empty-nester housing and younger couples looking for a homeownership product in a row home setting; and
- Limited availability in the market of higher-end row homes with access to high quality schools and community amenities.

In the short-term, foreclosures have led to affordable single-family homes on conventional lots, but in planning for future housing demand, homeownership models should be investigated and planned to meet longer-term housing needs and housing options for Campton Hills' residents.

The opportunity for high-end rental housing, along with amenities, can be combined with open space preservation, recreational and public uses in the Town Center area. Access to amenities such as the Great Western Trail and nearby jobs and commuting patterns toward the Fox Valley, make the area attractive for target populations.



**Legend**

- Study area boundary
- Existing features
- Issues
- Opportunities

### Campton Hills Town Center/Wasco Study Area

Village of Campton Hills, Illinois

### Map of Issues and Opportunities

Prepared by Teska Associates, Inc.  
 Source: GIS files used with permission from the Village of Campton Hills, Kane County and CMAP  
 October 12, 2011

## 1.4 Summary of Issues and Opportunities

1. **Campton Hills has the opportunity to create a vibrant Town Center at a prime, convenient location for the Village.** A combination of recreational open spaces that take advantage of the unique opportunity along the Great Western Trail, a civic public space, Village Hall, commercial and/or residential spaces could frame a center that builds on the character and history of Campton Hills. By creating a center for civic life, farmland can be saved in the Village through efficient use of land and thoughtful design.
2. **The design of a Town Center needs to be appropriate to the setting and take advantage of natural resources, Best Management Practices (BMPs) and creates public spaces that are enjoyable to Campton Hills' residents.**
3. **Transportation access and visibility will be critical to a successful Village Center.** The layout and access to Route 64 and Lafox/Burlington Road are essential to provide the visibility for retail spaces. Recreational and civic uses may not require direct visual access, but would benefit from a cohesive design. (See Section 1.2).
4. **Sanitary service limitations will need to be addressed.**  
(See Section 1.2)
5. **Infill and redevelopment opportunities may be available in older sites in the Wasco area.**

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There were several methods undertaken to involve the community in the development of the plan. A Steering Committee was created to guide the project, composed of local officials of the Village and Township. Interviews were conducted with local landowners, the School District, Kane County Forest Preserve District, engineers and developers. Meetings were held with IDOT and Kane County Highway Departments. Two public workshops were held to gather input from residents on October 13th and November 17th, 2011.



Figure 2.1: Participants at the Public Workshop

## 2.1 October 13th Public Workshop

### Summary

The October 13, 2011 public workshop was held at Wasco School and was attended by forty residents, local officials and the consultant team. The purpose of the workshop was to review the Existing Conditions Report, present three initial design ideas for the Study Area, and conduct an interactive Plan It Toys exercise to solicit input from the community. After reviewing the key themes and ideas arising from the Existing Conditions Report, three initial design concepts were presented by the Consultant Team:

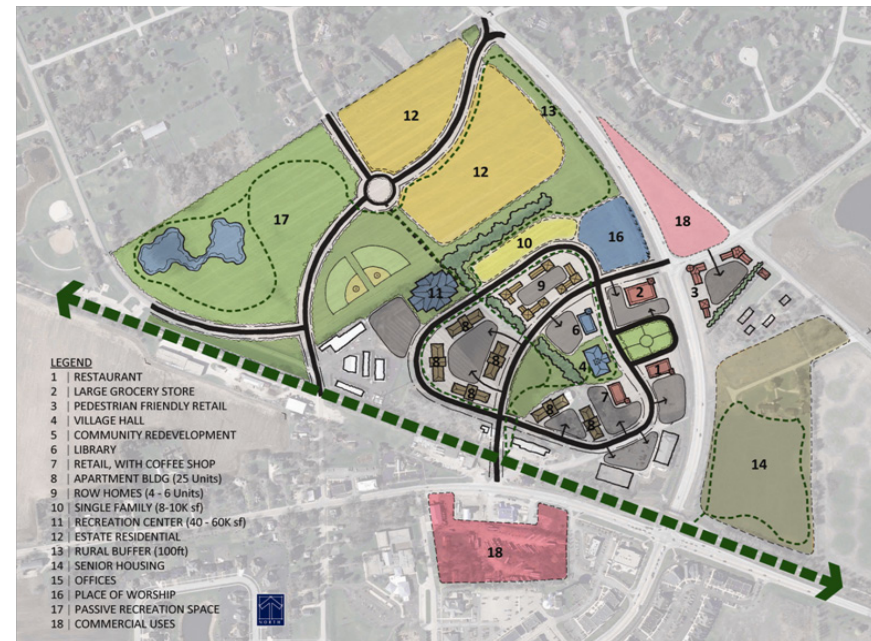


Figure 2.2: Design Concept 1

The first design concept (Figure 2.2) shows access at Bolcum road on the east and at Wasco Road from Route 64. The western portions of the study area would be reserved for open space and estate residential with a new Recreation Center located between the open space and the Town Center. The Town Center would be focused on a new connecting road between Bolcum and Route 64 at Wasco. A new Village Hall, multifamily housing and a small amount of commercial development would make up the Town Center, along with a Village Green that could be viewed from Burlington Road. Smaller commercial uses could be planned on the east side of Burlington and the northeast corner of Burlington and Route 64 would be senior housing. New commercial uses could utilize the current truck storage area of White Brothers Trucking south of Route 64.

The second design concept would also reserve the western portion for open space/recreation and estate residential. A new access (right in right out) would be cut in at the northeast portion of the site, allowing access to the Town Center from the north. New roads would be built at Burlington/Bolcum west to a new Town Center, and then south to Route 64 at Wasco Road. This would provide a clear line of sight from Burlington Road toward the new commercial development in the Town Center, and from Route 64 due north to a new Village Hall at the north end of the new Town Center. The Town Center would include a new Village Hall, Recreation Facility, Library, multifamily housing and a small amount of office. Smaller boutique retail would be planned along Bolcum east of



Figure 2.3: Design Concept 2

Burlington. A full-service grocery store could be attracted to the White Brothers Trucking storage area south of Route 64.

The third design concept (Figure 2.4) calls for the entire area north of the tree line to be reserved as open space and recreation. A new recreation center would flank Burlington Road (parcel 11), with multifamily housing, a library and retail along a new extension of Bolcum Road. The Wasco Road intersection is not reworked for this scheme. The light industrial park along Old LaFox would be retained. New high-end rental housing and new commercial would be planned south of Route 64.

### Important concepts expressed during the workshop:

The main concepts that came through were developments focused on a town center (Village Hall), recreation facilities and related retail uses, preservation of open space and creation of recreational areas that could be used by the residents of the Village. There was concern over the capacity of sanitary and water supply. Many residents expressed an interest in preserving as much open space as possible, with a preference for open space to be located to the west of the site, so that it formed a buffer between the existing residential areas and the town center. With respect to the character of buildings in the town center, a reflection of the buildings in historic Wasco was desired. Provision of housing for young professionals and seniors was also desired (aging in place).



Figure 2.4: Design Concept 3



Figure 2.5: Members of Group 4 Develop Concept for Plan Using Plan It Toys

Concerns were expressed for filling the existing vacant commercial areas in Campton Square, Campton Center and Fox Mill Square before planning additional commercial space – particularly additional office use. Infrastructure concerns were raised with respect to stormwater and sewer impacts of any proposed development, the impact of additional public wells on existing private wells in the surrounding area, increase in traffic along IL Route 64 and Wasco Road and the impact of road expansions on the historic buildings in Wasco. There was a desire to integrate sustainable practices to reduce the impact of new development.

The following four concepts were developed in small groups by workshop participants. Key concepts that arose through the workshop that were incorporated into the next round of designs for the Study Area included:

1. Retain as much open space as possible in the site with a mixture of passive and active uses
2. Plan for a Town Center that reflects the history and character of Campton Hills and the vision of the community
3. Create access points at Burlington Road, Wasco Road and Old LaFox Road
4. Plan for movement of bicycles and pedestrians through the Study Area with easy connection to the Great Western Trail and other open spaces
5. Plan for an array of uses from a new Village Hall to Recreation Center to high-end multi-family housing, senior housing, and commercial uses.

## WORKSHOP RESULTS

### Group 1-

- Issues- Utilize existing buildings before building new ones
- Promote bike activities
- High end organic food products
- Agricultural park and local food farming
- Nature center
- Community multi-use center
- Senior housing development, 1 to 2 stories maximum
- No gas station on the town center site, but maybe to the east of the Wasco area along with a 7-11

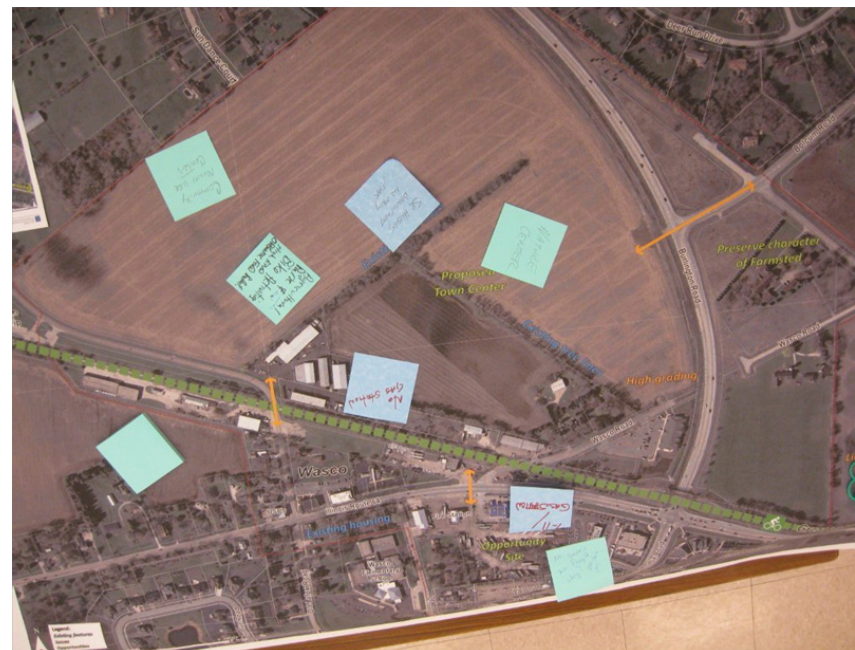


Figure 2.6: Snapshot of Group 1's work

**Group 2-**

- Village Hall at the center
- Tree lined extension of Bolcum through the site
- Ball parks with parking
- Library that shares parking with the ballparks/other buildings
- Character of buildings around the town center to reflect that of historic Wasco
- North East of Town Center- Recreation (ice-skating, ballparks, parks, ponds, re-locate the Farnsworth House)
- Outdoor amphi-theater
- Historic retail to the south of Old LaFox
- No Gas Station
- Put a weight limit on IL 64
- Opportunity site- proposed Blue Goose
- Properties to the east to be maintained as open space
- Protect the ground water in the Wasco Sanitary District area
- Trail to connect Gray Willow



Figure 2.7: Snapshot of Group 2's work

**Group 3-**

- Town center at the middle
- Extensive trail network throughout the property, linked to the Great Western Trail
- Development of retail and office uses along Burlington, with parking to the rear.
- Rowhomes along Burlington, north of Bolcum to enhance housing choices in Campton Hills
- Development of a Recreation Center along Old LaFox adjacent to existing commercial buildings adjacent to a large open space
- Create a buffer to the west
- Retail- rehab some of the existing retail
- Also rehab the homes to make them similar to the historic character
- Encourage through traffic to a grocery store along Route 64 on the existing trucking company property



Figure 2.8: Snapshot of Group 3's work

## Group 4-

- More large lot/estate single family houses on the northern part of the site
- Open space and ball fields along Old LaFox Road
- Community center on the hill on the east side of Burlington, so that it is visible (on the farmstead property)
- Gas station on the northwest corner of Burlington and Bolcum. Locate the senior housing near it.
- Recreation centers near the light- industrial sites
- Grocery store at the opportunity site (south of Route 64)
- Red lines indicate additional bike paths



Figure 2.9: Snapshot of Group 4's work

## 2.2 November 17th Public Workshop

### Summary

The October 17, 2011 public workshop was held at Wasco School and was attended by residents, local officials and the consultant team. There were two elements to the workshop. The first section included a presentation on initial land use concepts for the Comprehensive Plan. Three of the four design concepts included planning a Town Center.

The second element was the presentation of the two Concept Plans for the Town Center discussed above that were developed based on input during the previous workshop on October 13th, and the feedback of Village officials on three initial concept plans.

After the presentation, Idea Stations were set up for each Town Center Concept Plan, as well as the land use concepts developed for the Comprehensive Plan. Members of the public were encouraged to visit with the consultants and Village officials to ask questions, make comments and "vote" for their preferred concept by placing a star on the map.

The following comments were noted by members of the public:

### **Concept 1: (7 votes)**

- Save tree line that runs east-west through most of the site
- Add more open space to estate residential concept
- Plan an outdoor pavilion in the traffic circle planned next to the estate residential in the northeast portion
- Create a connection between the Town Center and Old LaFox
- Do not tear down historic home on Old Burlington Road
- No Village Center
- Clean-up nonconforming uses along Route 64
- Redevelop commercial where Dairy Queen site exists
- Add walkability between Fox Mill Square, Campton Center and new development planned on White Trucking Site south of Route 64
- Rooftops needed to support the Village / increase tax base
- Attract a Trader Joe's or similar specialty grocery store

**Concept 2: (12 votes)**

- I like the central feel of this option
- Moving the old school house [currently located on Old Burlington Road] to the Village Green is a great idea; could also explore moving the historic house, but it should not be torn down
- Save tree line from other plan
- Light industry is needed
- Great boulevard concept
- We need to use this area as tax base
- I like this plan
- Should redevelop Country Gas (noted as planned commercial area south of Route 64)
- Plan residential south of Route 64
- Better uses are needed on Wasco west of Old Burlington Road
- Great plan / perfect for new Village
- Dry detention shown in northwest should be naturally designed stormwater
- Sun Dance Court should be extended south only via a bike path and no road
- I like Village Green Concept
- I like opportunity to live and walk to Village shops

Based on these concepts, a final plan was developed which is described in the next section of this document. The final plan incorporates the following key concepts based on public input:

- Save the tree line that traverses the site east-west
- Reduce the total number of residential units that is planned
- Explore new uses for the Wasco site west of Old Burlington Road without taking down historic homes
- Bike paths should be more prominent
- Concept of estate residential should include more common open space / utilize a conservation residential concept in the northeast area
- Concept 2 received more votes and more positive comments, especially the boulevard concept and the Village Green area, but should be adjusted to address comments from the community

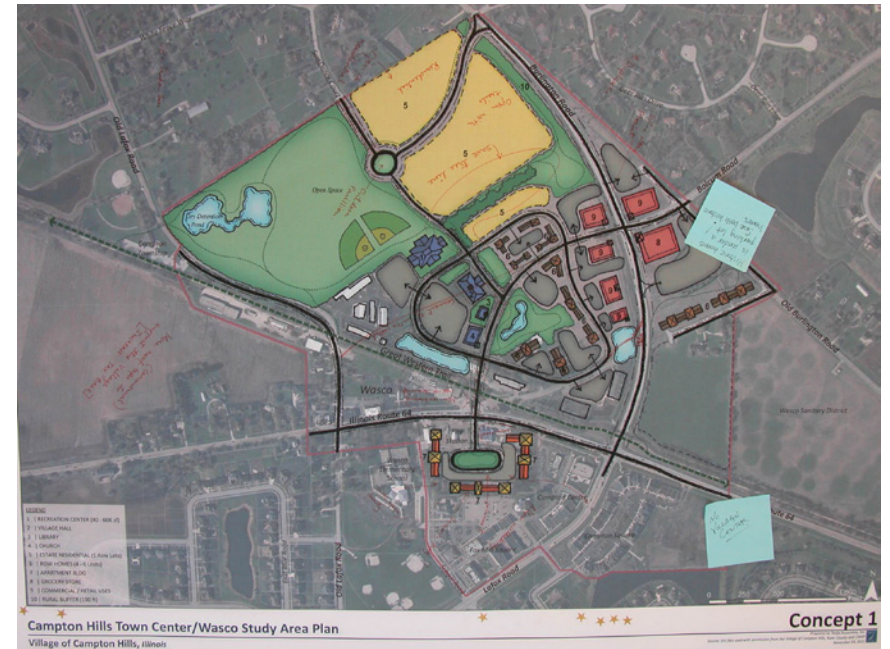


Figure 2.10: Snapshot of Concept 1 with comments by the residents

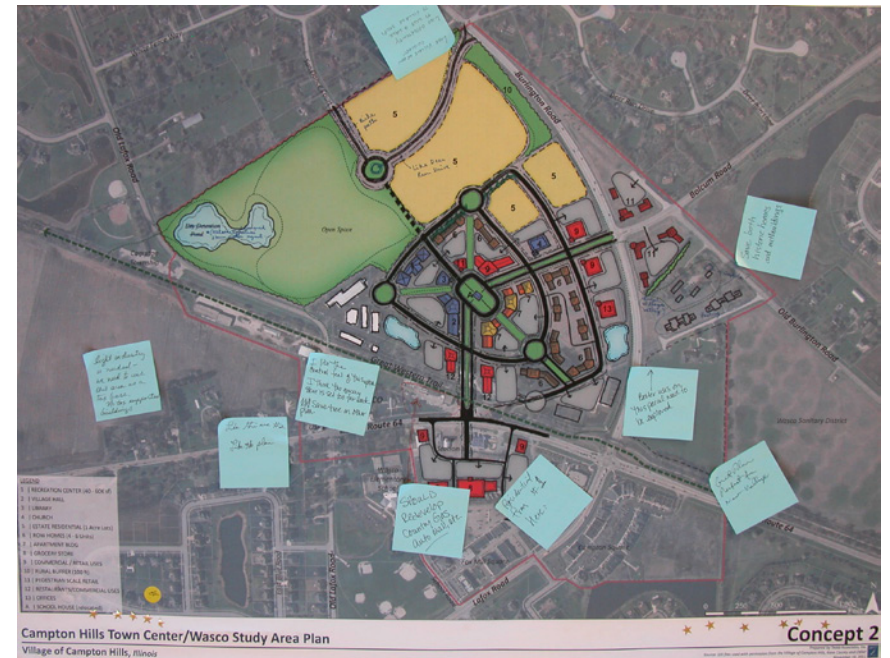


Figure 2.11: Snapshot of Concept 2 with comments by the residents

## 3.1 Vision

The vision for the Campton Hills Town Center is to create a well-designed central place for all of Campton Hills' residents. Rather than allowing poorly planned development to take place throughout the Village that could take away from the landscape, views, and rural character, a Town Center will build on the historic nature of Wasco, and provide the amenities that are desired in the community. Connected by the Great Western Trail, Route 64 and Burlington Road, the Town Center is in a unique location to house recreational and civic opportunities, and restaurants, grocery and small retail stores. Over time, the Town Center will provide space for a Village Hall and Recreation Center, to provide spaces for community meetings and gatherings. Walking and biking paths will connect all areas of the Town Center to the Great Western Trail and other surrounding areas and trails. By creating this plan, Campton Hills can plan ahead for a true Town Center for the residents of the Village.

## 3.2 Concept Plans

Two land use concepts have been developed for the Study Area. The concepts were based on public comments and comments of Steering Committee members at the October 13 public workshop and November 7 Steering Committee.

Common elements of both land use concepts include:

1. Maximizing use of Great Western Bike Trail, walking paths and safe crossings
2. Maximizing preservation of active and passive open space and recreation, particularly in the northern and western portion of the Study Area, adjacent to Campton Township ball fields
3. Utilizing BMPs and natural stormwater techniques
4. Developing a character for a new Town Center that includes new civic uses, green space, commercial uses and a grocery store
5. Establishing access at Bolcum Road by extending it westward across Burlington Road
6. Improving access at Route 64 by realigning Wasco Road to improve safety at intersection and improve visibility to Study Area
7. Providing new estate housing at northeastern part of Study Area extending the residential pattern from north and offering a transition between residential and a new Town Center

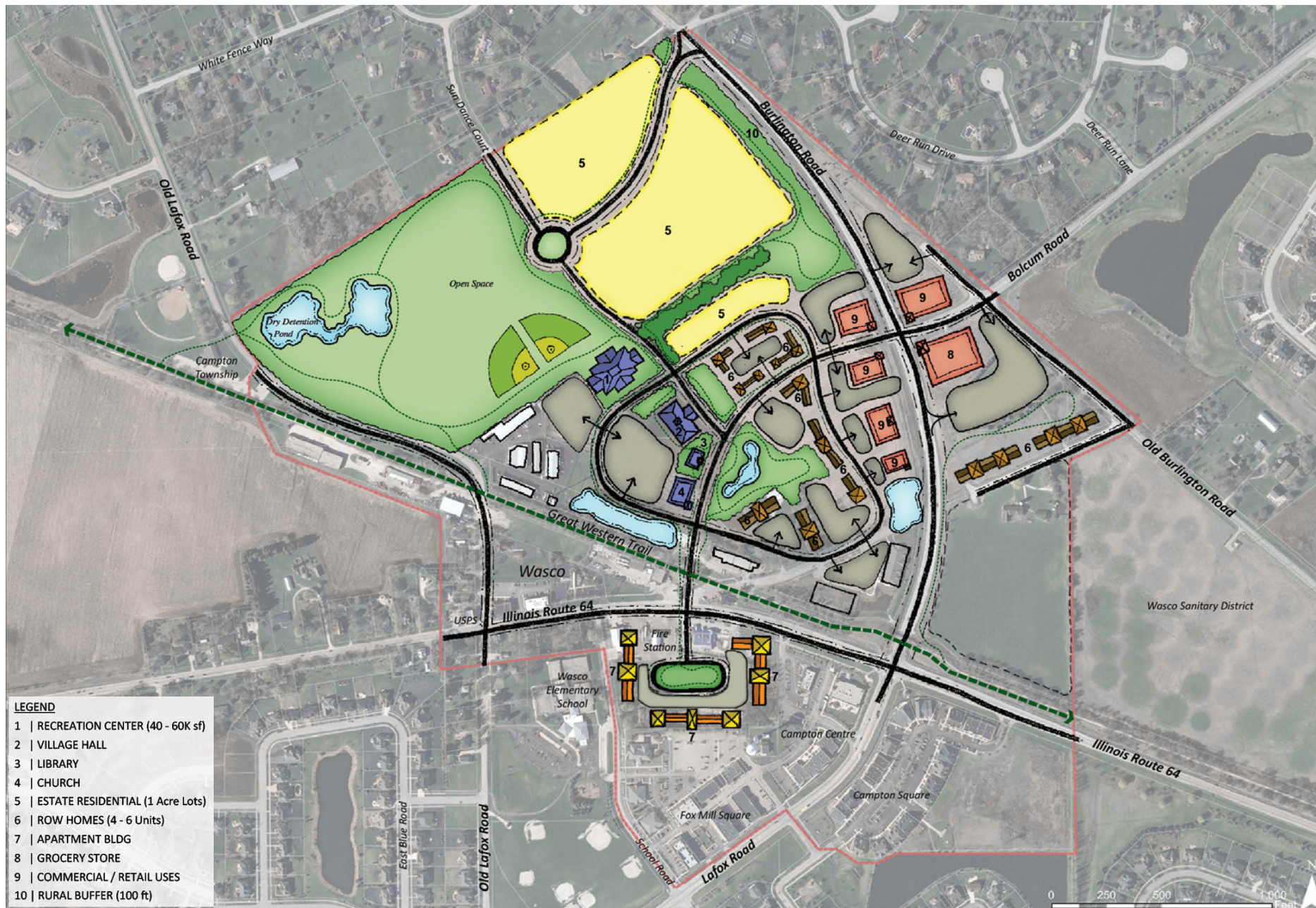
## Concept 1

Concept 1 develops the southern portion of the property as a new, mixed-use Town Center. By creating access between Bolcum Road to the east, and a new road that proceeds along an arc southwest to Route 64, there would be a more natural flow through the Study Area. A new “civic campus” would be created in the center of the area, as recommended in the public workshop. The civic campus would include a Village Hall, green space, a library and Recreation Center. The Recreation Center would be reached through the Town Center to encourage collaboration and residents to use both recreation and restaurants or other retail opportunities that would be provided at Burlington and Bolcum. This concept also includes new, high-end row homes between the Civic Center and new retail development along Burlington and Bolcum. Bike paths would connect to the Great Western Trail at several points, including along Burlington, the green boulevard at Wasco, and along LaFox Road. New luxury apartments and a green space would be built south of Route 64, revitalizing the current truck storage area and strengthening existing commercial development south of Route 64.

## *Key Attributes –*

1. New, arcing road between Bolcum and Route 64.
2. New Village Hall located near the center of the site across from a new green space to east and southeast
3. New Recreation Center north of Village Hall and adjacent to new active and passive recreation center
4. New high-end rowhomes are grouped in the central portion of the Study Area, providing new housing opportunities for Empty Nesters and professionals
5. New commercial development at four corners of Bolcum and Burlington intersection, including a new grocery store at southeast corner, and multifamily residential along Wasco Road accessed by Old Burlington Road
6. New luxury apartments and new green space south of Route 64 on current truck storage area





### Campton Hills Town Center/Wasco Study Area Plan

Village of Campton Hills, Illinois

### Concept 1

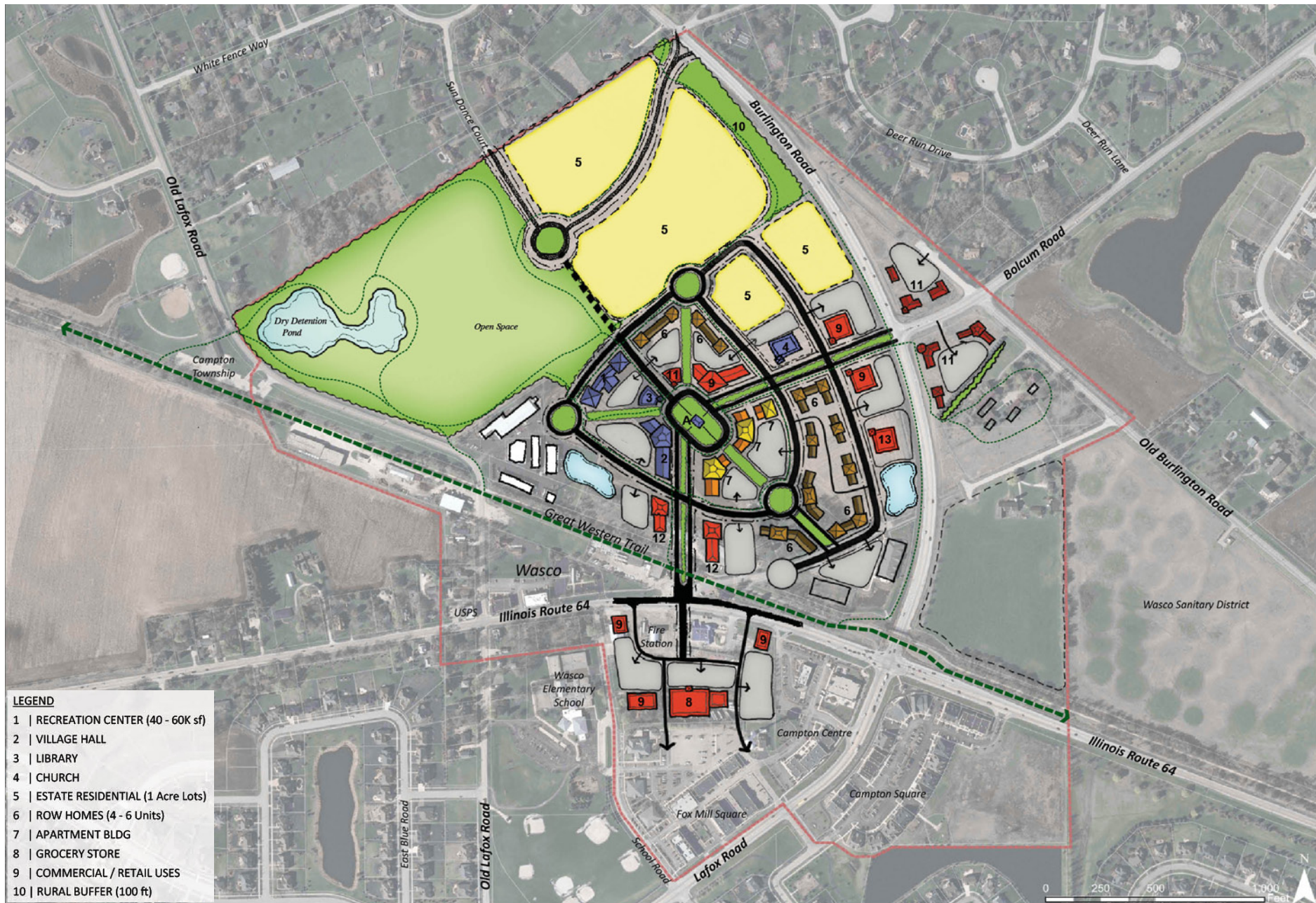
Prepared by Vesko Associates, Inc.  
Source: GIS files used with permission from the Village of Campton Hills, Kane County and CMAP  
November 14, 2011

## Concept 2

Concept 2 is based on the creation of a new Village Green in the Center of the area. New uses, including civic, commercial, and mixed-use, would surround the Village Green, similar to downtown Woodstock or many New England villages. The Village Green concept reinforces a small town flavor to the area. It could be a location for community events, parades, and a farmer's market. New green boulevards would link the Village Green to both Bolcum Road to the East and Route 64 to the south. Straight streets would allow uninterrupted views from Bolcum Road to a new Village Hall on the west side of the Green, as well as the ability to see new commercial development at the north side of the Green directly from Route 64. Similar to Concept 1, bike paths would connect to Great Western Trail at several points, including along Burlington, the green boulevard at Wasco, and along LaFox Road. Different from Concept 1, a new grocery store would be located south of Route 64 where truck storage is currently located. The boulevard scheme would also include three neighborhood-scale traffic circles and green spaces.

### ***Key Attributes –***

1. New Village Green in the center of the area that can be seen from both Burlington Road and Route 64
2. New green boulevards created that connect the Village Green to Burlington Road and Route 64
3. New Village Hall on west side of the Village Green
4. New Recreation Center and Library between the Village Green and active and passive open space in the northwest portion of Study Area
5. Commercial and residential mixed-use buildings around the new Village Green
6. New high-end row homes located off of the new western boulevard that extends Bolcum Road
7. Commercial development on east side of Burlington at Bolcum, with smaller retail stores on east side of the intersection
8. New grocery store and retail space on the south side of Route 64 where existing truck storage is currently located



### Campton Hills Town Center/Wasco Study Area Plan

Village of Campton Hills, Illinois

### Concept 2

Prepared by Jenko Associates, Inc.  
Source: GIS files used with permission from the Village of Campton Hills, Kane County and CMAP  
November 14, 2011

	<b>Concept 1</b>	<b>Concept 2</b>	
1. Recreation Center	40,000	40,000	<i>sq. ft.</i>
2. Village Hall	20,000	20,000	<i>sq. ft.</i>
3. Library	5,000	5,000	<i>sq. ft.</i>
4. Church	10,000	10,000	<i>sq. ft.</i>
5. Estate Residential	20	21	<i>dwelling units</i>
6. Row Homes	60	54	<i>dwelling units</i>
7. Apartments / Condominiums	150	175	<i>dwelling units</i>
8. Grocery Store	60,000	40,000	<i>sq. ft.</i>
9. Commercial / Retail	120,000	98,000	<i>sq. ft.</i>
10. Open Space and Rural Buffer	42.3	36.4	<i>acres</i>
11. Retail (pedestrian scale)	-	30,000	<i>sq. ft.</i>
12. Restaurants/Commerical Uses	-	40,000	<i>sq. ft.</i>
13. Offices	-	30,000	<i>sq. ft.</i>
<b>Total Open Space</b>	<b>42.3</b>	<b>36.4</b>	<i>acres</i>
<b>Total Residential Units</b>	<b>241</b>	<b>260</b>	<i>dwelling units</i>
<b>Total Retail/Restaurant Space</b>	<b>180,000</b>	<b>208,000</b>	<i>sq. ft.</i>
<b>Total Office Space</b>	<b>-</b>	<b>30,000</b>	

Table 3.1: Areas and dwelling units for Concepts 1 and 2

### 3.3 Summary of Land Use Concepts

Both land use concepts preserve between 36 and 42 acres as permanent open space through a variety of passive, active, and village green space. Concept 1 results in 241 new residential units, while Concept 2 would include 260 residential units. Concept 1 includes approximately 180,000 square feet of retail space and restaurants, while Concept 2 includes 208,000 square feet of retail space and restaurants, plus 30,000 square feet of office space.

## 4.1 Overview of the plan

Based on the public workshop, the final plan is a hybrid of the two options, but based on the design layout of Concept 2. Based on public feedback, the following conceptual changes were made to the design:

- Estate residential development was further refined into a conservation residential format, that will include preserving the east-west tree line through the site, and creating an additional north-south bike path through the northeastern residential area. As a result the total amount of open space would increase from 36.4 acres to 40 acres.
- The total number of residential units was reduced, primarily by reducing the number of apartment/condominium units from 175 units down to 120 units. This should still be a sufficient number of units to be financially viable.
- The number of rowhomes was increased from 54 to 60 units by changing one of the apartment/condominium buildings into a rowhome product.
- Office space was added along Old Wasco at the intersection with Old Burlington Road. This could either be on the former school site if that building is moved to the new Village Green, or to the west of the school building if that building is preserved on its existing site.
- Sun Dance Road is shown as a through road between the existing residential neighborhood to the north and the new Village Green. Since the road would not be a primary means of access to the new development, very few car trips are envisioned to use this segment of the road, but could be an amenity for neighbors to the north wanting to reach the Village Green, recreational center and Village Hall without first going out onto Burlington Road or Old Lafox.
- Design of the stormwater detention at the northwest portion of the site into a natural amenity, rather than a conventional dry detention area.

## 4.2 Major Components of the Plan

The major components of the Final Plan include:

### (i). Open Space/Conservation/Bikeability

The design is premised on preserving as much open space as possible, improving walkability and bikeability, and creating a blend between the natural environment and a new Town Center that is based on a small-town, rural village. Open space amenities will include:

- A new 3-acre common open space as part of a conservation residential concept in the northeast area (#5) that will include natural amenities, passive open space and active open space/ball-fields.
- New bike paths would interconnect with the Great Western Trail at several points:
  - A new path going north on the west side of Burlington Road would connect at the trail ramp which reaches surface level west of Burlington Road at Route 64
  - Access at Wasco Road would travel along a new boulevard going north to the Village Green and extending along the boulevard up Sun Dance Court to the recreational and residential area toward the north end of the site
  - Access along at least two points at Old LaFox Road would allow direct access from the Great Western Trail and Campton Township Open Space to the new permanent open space to be protected at the western portion of the area.

- A new boulevard and bike/walking path along the extended Bolcum Road traveling west to the new Village Green and connecting at the Village Green with the new north-south trail
- A new trail at the northeast section of the site passing through a conservation residential development to a new access road toward Burlington Road at the northeast portion of the site

## (ii). Civic Uses

There could be several civic uses that would define a major destination at the Village Green. Some proposed uses include:

- **Village Green** – one comment throughout all of the public meetings was the need for an open, outdoor central gathering space. While large open spaces have been acquired throughout Campton Township, the community envisions a central space for events, the farmer’s market, and a place to gather informally. The Village Green concept builds on a legacy of Midwestern rural communities – from Woodstock to the homes of the Lincoln Douglas Debates throughout the state, where there is a central gathering space that can be used for multiple purposes and is surrounded by commercial, civic and residential uses.
- A **Recreation Center** (See #1 on the Map) which would be approximately 40,000-60,000 square feet and could include amenities such as an indoor swimming pool, indoor track, recreational space, and community meeting space. The Recreation Center would open out to the new permanent open space in the northeast portion of the site.
- A **Village Hall** to be built on the new Village Green of approximately 20,000 square feet, would provide space for the Village and perhaps other related organizations, including space for meetings and community functions.
- A **Library** of 5,000 square feet that would provide a center for technology and electronic resources as well as traditional library materials, so that youth, families and seniors do not need to travel to other communities for library services.

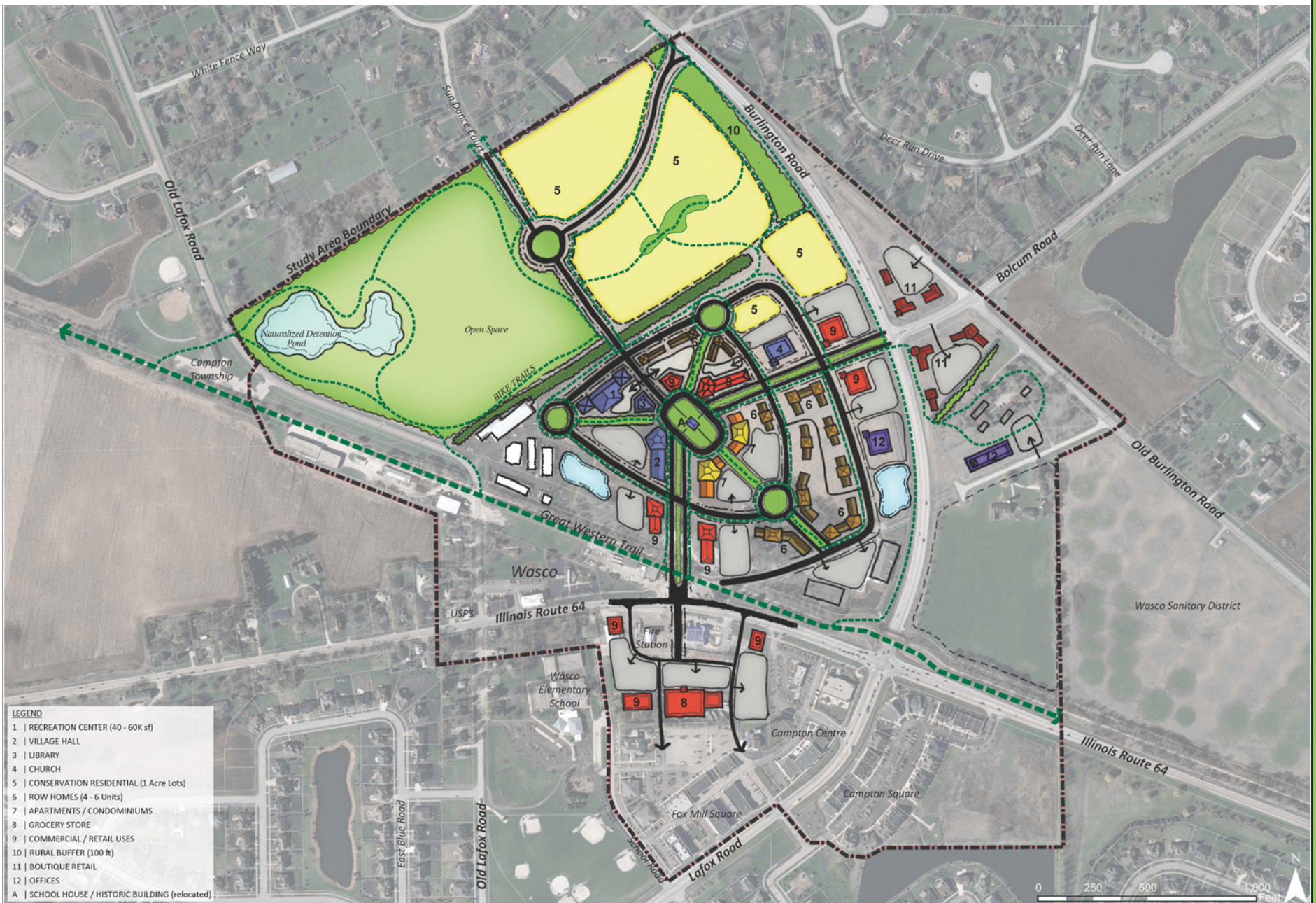
## (iii). Commercial -- Retail and Office

Commercial uses have been planned to take advantage of transportation routes, traffic volumes, and new residential development. Key nodes would be at Bolcum/Burlington, and from Route 64 along a new boulevard heading north to the new Village Green. Key commercial uses would include:

- **Grocery Store** – of approximately 40,000 – 60,000 square feet, providing a central location for Campton Hills’ residents to shop locally. It is envisioned that the store would sell more specialty goods that cater to Campton Hills and the surrounding area, rather than a general services large format superstore (which are typically 100,000 square feet or larger) that can be found in various locations along Randall Road and more urban areas to the east
- **Restaurants and Retail spaces** (See #9 on Map) would be located at Bolcum, Route 64 and at the Village Green. These spaces would build on the strong attraction for restaurants in Campton Hills, as well as fill retail gaps for smaller stores and convenience shopping.
- **Retail boutiques/rural retail** (See #11) are planned on Bolcum Road east of Burlington Road. These businesses may be restaurants or small stores catering to local residents, visitors, and users of the Great Western Trail, providing unique shopping experiences of a small town, and small spaces that could be rented by local and regional entrepreneurs, from an indoor farmer’s market, to florists, to small specialty food stores.
- **Office** – new office is planned at on either side of Burlington Road, to be accessed from interior streets. These sites offer good visibility to Burlington Road, and provide space for local businesses and build-to-suit opportunities for high-tech, medical, or general office space to meet the needs of local businesses or offices relocating that want to be closer to local business owners and highly skilled professionals.

## (iv). Residential

Residential units have been planned to take advantage of conservation development and clustered development in a Town Center format, similar to rural villages, with multifamily housing near restaurants and stores, surrounded by lower density housing. The major components include:



**LEGEND**

- 1 | RECREATION CENTER (40 - 60K sf)
- 2 | VILLAGE HALL
- 3 | LIBRARY
- 4 | CHURCH
- 5 | CONSERVATION RESIDENTIAL (1 Acre Lots)
- 6 | ROW HOMES (4 - 6 Units)
- 7 | APARTMENTS / CONDOMINIUMS
- 8 | GROCERY STORE
- 9 | COMMERCIAL / RETAIL USES
- 10 | RURAL BUFFER (100 ft)
- 11 | BOUTIQUE RETAIL
- 12 | OFFICES
- A | SCHOOL HOUSE / HISTORIC BUILDING (relocated)

**Campton Hills Town Center/Wasco Study Area Plan**  
 Village of Campton Hills, Illinois

**Final Plan**

Prepared by Tetra Associates, Inc.  
 Source: GIS files used with permission from the Village of Campton Hills, Kane County and CMAP  
 November 14, 2011

- **Conservation residential development** (See #5) between Sun Dance Court and Burlington Road. While these would average one unit per acre, it would include common open space/bike path and a rural open space buffer along Burlington Road. This area in the northwest portion of the site would include 20 lots.
- **Row Homes** (See #6) would be located in the southeast portion of the site. High-quality masonry materials would be required to create a visually interesting Town Center, close to open space, recreation and stores. There would be a total of 60 units.
- **Apartment buildings or condominiums** would be planned along the Town Center (#7). The number of multi-family units was reduced from 175 in Concept 2 to 120 units in the Final Plan. These buildings would provide housing for empty-nesters, young couples, and professionals seeking an “in-town” location.

The total number of residential units in the final plan would be 200 units.

### 4.3 Summary of the final plan

Type of Use	Area/Number of Dwelling Units	
1. Recreation Center	40,000	sq. ft.
2. Village Hall	20,000	sq. ft.
3. Library	5,000	sq. ft.
4. Church	10,000	sq. ft.
5. Conservation residential	20	dwelling units
6. Row homes	60	dwelling units
7. Apartments/condominiums	120	dwelling units
8. Grocery store	40,000	sq. ft.
9. Retail/Restaurants	138,000	sq. ft.
10. Open space and rural buffer	40	acres
11. Boutique Retail	30,000	sq. ft.
12. Office	55,000	sq. ft.



# Design Guidelines

The following design guidelines are intended to enhance the living, shopping, working and overall quality of life that will be established in the years to come. As the Campton Hills Town Center takes root, these guidelines will aid in the creation of an environment that will build on the character of the community and provide amenities for the residents and visitors alike.

The design guidelines are provided for each of the main building types within the town center, as well as the recreation and open space area.

## 5.1 Theory & Approach to the Guidelines

New development within the Town Center should reflect the character, form and material of buildings in Historic Wasco so as to develop a unique identity for the Campton Hills Town Center. Described in the following pages, the design guidelines are intended to ensure that new development in the proposed Campton Hills Town Center:

- » Strengthens the Village's rural character
- » Promotes a contemporary interpretation of agrarian and rural architecture

### ***Strengthen the Village's rural character***

Common characteristics of rural hamlets and villages include the following qualities:

- Freestanding buildings oriented towards the public street with common building setbacks, presenting a unified street edge
- Variation in architectural style, including building massing, building height, and roofline
- Storefronts, signage, canopies, windows and doors present a welcoming

Source: Teslar Associates, Inc.



Select examples of modern reinterpretations of common barns

face and human scale to pedestrians

**Promote a contemporary interpretation of agrarian and rural architecture**

**Agrarian Forms**

- i. Modern reinterpretations of the common barn are evident throughout Kane County and rural areas (see examples of previous page)
- ii. Common characteristics of contemporary barns include the following qualities:
  1. Use of native building materials
  2. Straightforward building forms/patterns
  3. Integration of light
  4. Expression of structural elements, i.e. exposed beams, brackets, etc, as appropriate

## **5.2. Design Guidelines for Town Center Mixed Use**

### **Vision**

To promote high quality, pedestrian scaled developments within the Town Center.

### **i). Building Massing**

A building's mass or shape is defined by its component parts, including the size of its footprint and number of stories. Individual characteristics of mass include building form, roof shape, and orientation.

#### ***A) Building Orientation***

- » Main pedestrian access should be oriented along the public street.
- » Parking and service areas should be oriented at the building rear and accessed from an alleyway or secondary access point.
- » Buildings may be set back to create small, semi-public plazas, patios, and gardens.

#### ***B) Intermediate Walkways***

- » Walkways between buildings are important connective elements on-site. They should promote pedestrian activity, increase the amount of potential retail frontage and reduce automobile conflicts with pedestrians.
- » Walkways between buildings should be safe and inviting, providing pedestrians with a separation from noise and car traffic. These intermediate

Source: Siepmann Realty.



*Intermediate walkways allow pedestrians to access various parts of a site, such as walking from a rear parking lot to the storefronts along the main street.*

walkways should allow pedestrians to window shop and may serve as access points to shops.

» Pedestrian connectivity between off-street parking and primary retail areas should be well defined and linked via pathways and sidewalks. Walkways between buildings should be utilized to provide a more direct route between off-street parking and the primary street frontage.

### **C) Building Proportion, Size & Scale**

» Maintain ground level pedestrian scale with traditional storefront façade components and proportions.

» Provide a consistent pattern of architectural detailing, including the use of decorative elements, changes in rooflines and fenestrations, and changes in building materials and color.

» Façades should be subdivided with horizontal and vertical architectural elements to enhance building articulation and create an environment reminiscent of pedestrian scaled, mixed-use, shopping districts.

» Vertical and horizontal design elements, including columns, pilasters, and cornices, should be defined at both the ground level and upper levels to break up the mass of buildings.

» Match or transition building proportions and architectural elements so that they are consistent on all elevations visible from public streets and open



*A corner building at the end of a mixed use cluster can integrate elements such as a tower feature to enhance the character of its unique corner location.*

spaces.

## **ii). Exterior Building Treatments**

Exterior building treatments include everything from façade and roof materials, textures and color palette, window shapes and spacing, architectural articulation, and the overall success of how these elements relate to each other.

### **A) Materials & Treatments**

» Masonry materials such as brick should be used throughout the façade with limestone to accent features, and along the exterior walls of the building.

» The visible elements of the buildings should be consistent with the front façade in terms of design style, building materials and architectural features.

» A variety of complimentary materials, colors and textures should be integrated on all sides of buildings to add visual interest. Such materials should be consistent with buildings in Historic Wasco.

» Building materials should be comprised of neutral colors that are versatile and mix well with other colors and the surrounding building color palette. However, brighter colors may be used for accent bands or special building features.

### **B) Entrances**

» Building entrances should be oriented towards the public street, public open spaces or plazas when available.

» All storefronts must comply with the Americans with Disabilities Act; guidelines are provided on ADA's website at: [www.ada.gov](http://www.ada.gov)

» Secondary entrances, for buildings that front on multiple streets, should relate to the primary entrance and the building design as a whole.

» Primary building entrances should not be oriented towards rear or side parking lots.

» Building entrances should be prominent and accessible, including such elements as large entry doors, specialty paving, and architectural treatments that are complimentary to the site's overall character; i.e. the application of different materials at the entrance, such as brick, glass or stone.

### **C) Corner Treatments**

» Corner treatments for buildings must comply with vision triangles; where appropriate, consider integrating small, public corner plazas to enhance these sightlines.

» Corner buildings should have their primary entrance at an angle, to face the intersection, or should be oriented to face the street of greater importance.

» Corner buildings may be recessed from the front and side property lines on a diagonal; the recessed corner can be located on just the ground level or upper levels as well.

» Buildings located at corners should integrate the following:

- Distinctive massing and roof form;
- Prominent entrance accessible from the corner;
- Architectural features like canopies, large display windows, tower features, and landmark art.

#### **D) Façade Transparency**

» Ground floors planned for retail or restaurant use should be comprised primarily of large display windows that are clear glass, unless a specific alternative design is otherwise approved.

» Tinted and reflective glass is discouraged at the ground level so as not to interfere with the visual connection between the indoor-outdoor environments.

#### **E) Rear-sides of Buildings**



*Retail businesses at ground level provide pedestrians with an inviting window-shopping experience or even a place to sit and relax, such as at a sidewalk cafe.*

» Storage, loading and service areas should be located to the rear of buildings and on the interior of blocks where they are less visible from public view.

» Storage, loading and service areas should be screened from public view via landscaping and/or fencing. These elements should be consistent with the overall design of the associated building and surrounding site.

» Buildings should be consistent with the front façade in terms of design style, building materials and architectural features.

#### **F) Blank Walls / Screening**

» Solid blank walls should be avoided. Façade modulation, canopies, lighting, artwork, and/or landscaping trellises can all be employed to avoid blank walls.

» Screening of electrical and mechanical equipment should be consistent with the overall building design style, building materials and architectural features.

» Electrical and mechanical equipment, when placed on the rooftop, shall be obscured from view (i.e. by the parapet).

» Electrical and mechanical equipment, when placed along walls, should be located on the least visible side(s) of the building, to reduce visibility.

#### **G) Façade Features**

» Awning and canopies are encouraged along the public walkway. Awning and canopy materials should be of a consistent color and design and composed



*Large bay windows on a retail building can enhance the character of the storefront, particularly if they are designed consistently with the rest of the building.*

of compatible materials.

- » Windows should have a repetitive rhythm which relates to the overall exterior of buildings on site. Where appropriate, windows should be grouped in horizontal bands.
- » Windows should incorporate multiple divisions in the glass, such as mullions.
- » Buildings should provide a consistent pattern of architectural detailing, including the use of decorative elements, changes in rooflines and fenestrations, vertical and horizontal articulation, and changes in building materials and color.
- » Building cornices, friezes, lintels, sills, surrounds and ornament should be clearly expressed with limestone, precast concrete, terra cotta or metal materials.
- » Bay windows are encouraged; they should maintain the same details as principal façades: sills, lintels, cornices and expression lines.

#### **H) Roofing Treatments & Materials**

- » Parapet or gable end roofs should comprise the majority of the building roof system. Gable ends should be oriented toward the public street.
- » Varied rooflines and roof heights are encouraged but should remain consistent and complimentary with surrounding structures; consider including parapets, gables, dormers, and overhangs. Where appropriate, broad overhanging eaves

and exposed bracketing are encouraged.

- » Long, straight rooflines should be avoided.
- » Upper story cornices, friezes and gable ends should be clearly expressed with limestone, metal, or synthetic materials.
- » When located on the roof of buildings, mechanical units should be concealed within parapet walls.

### **5.3. Design Guidelines for Multi-Family Residential**

#### **Vision**

To promote high quality multi-family residential buildings within the Town Center.

#### **i) Building Massing**

A building's mass, or shape, is defined by its component parts, including the size of its footprint and number of stories. Individual characteristics of mass include building form, roof shape, and orientation.

##### **A) Building Orientation & Setbacks**

- » Main pedestrian access should be oriented along the public street.
- » Parking and service areas should be oriented at the building rear and accessed from an alleyway or secondary access point.
- » Promote pedestrian-oriented access via interconnected sidewalks and



*Large display windows with clear glass for a ground floor restaurant or cafe can help attract customers with displays, visible seating, and ambient lighting.*



*Intermediate walkways can connect separate individual buildings within a certain cluster, which then can feed into the main public sidewalk.*

walkways

### **B) Intermediate Walkways**

- » Walkways between buildings are important connective elements on-site. They should promote pedestrian activity and reduce automobile conflicts.
- » Walkways between buildings should be safe and inviting, providing pedestrians with a separation from noise and car traffic. These intermediate walkways may serve as secondary access points to buildings.
- » Pedestrian connectivity between off-street parking and building entry points should be well defined and linked via pathways and sidewalks. Walkways between buildings should be utilized to provide a more direct route between off-street parking and the primary street frontage.

### **C) Building Proportion, Size & Scale**

Three stories maximum height.

- » Provide a consistent pattern of architectural detailing, including the use of decorative elements, changes in rooflines and fenestrations, and changes in building materials and color.
- » Façades should be subdivided with horizontal and vertical architectural elements to enhance building articulation, creating an upscale aesthetic.
- » Vertical and horizontal design elements, including columns, pilasters, and cornices, should be defined at both the ground level and upper levels to break up the mass of buildings.
- » Match or transition building proportions and architectural elements such that they are consistent on all elevations visible from public streets and open spaces.

## **ii) Exterior Building Treatments**

Exterior building treatments include everything from façade and roof materials, textures and color palette, window shapes and spacing, architectural articulation.

### **A) Materials & Treatments**

- » Masonry materials such as limestone and brick should be used throughout the façade, and along the exterior walls of the building.
- » Visible portions of the back and sides of the buildings should be consistent

with the front façade in terms of design style, building materials and architectural features.

- » A variety of complimentary materials, colors and textures should be integrated on all sides of buildings to add visual interest. Such should be consistent with surrounding buildings.
- » Building materials should be comprised of neutral colors that are versatile and mix well with each other and the surrounding building color palette.

### **B) Entrances**

- » Building entrances should be oriented towards the public street, public open spaces or plazas when available.
- » Secondary entryways should be oriented towards the side and rear of the buildings, providing more direct access to/from off-street parking areas.
- » Buildings must comply with the Americans with Disabilities Act (see ADA Guidelines).
- » The design of secondary entrances should relate to the primary entrance and the building design as a whole.
- » Primary building entrances should not be oriented towards rear or side parking lots.
- » Building entrances should be prominent and accessible, including such elements as large entry doors, specialty paving, and architectural treatments that are complimentary to the site's overall character; i.e. the application of different materials at the entrance, such as brick, glass or

Source: Teska Associates, Inc.



*Elements such as covered porches, short staircases, and recessed doorways can enhance the presence of residential unit entrances along the streetscape.*

stone.

### **C) Corner Treatments**

- » Corner treatments for buildings must comply with vision triangles.
- » Corner buildings may be recessed from the front and side property lines on a diagonal; the recessed corner can be just the ground level or upper levels as well.
- » Buildings located at corners should integrate the following:
  - Distinctive massing and roof form;
  - Prominent entrance accessible from the corner;
  - Architectural features like canopies, large display windows, tower features, and landmark art.

### **D) Screening**

- » Electrical and mechanical equipment, when placed on the rooftop, shall be obscured from view (i.e. by parapet).
- » Electrical and mechanical equipment, when placed along walls, should be located on the least visible side(s) of the building and screened with landscaping or a fence.

### **E) Façade Features**

- » Upper story balconies are encouraged.
- » Windows should incorporate multiple divisions in the glass, such as mullions.
- » Buildings should provide a consistent pattern of architectural detailing, including the use of decorative elements, changes in rooflines and fenestrations, vertical and horizontal articulation, and changes in building materials and color.
- » Building cornices, friezes, lintels, sills, surrounds and ornament should be clearly expressed with limestone, precast concrete, terra cotta or metal materials.
- » Bay windows are encouraged; they should maintain the same details as principal façades: sills, lintels, cornices and expression lines.

### **F) Roofing Treatments & Materials**

- » Parapet or gable end roofs should comprise the majority of the building

roof system. Gable ends should be oriented toward the public street.

- » Varied rooflines and roof heights are encouraged but should remain consistent and complimentary with surrounding structures; consider including parapets, gables, dormers, and overhangs. Where appropriate, broad overhanging eaves and exposed bracketing are encouraged.
- » Upper story cornices, friezes and gable ends should be clearly expressed with limestone, metal, or synthetic materials.
- » When located on the roof of buildings, mechanical units should be concealed within parapet walls.

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# Implementation

Implementing the Town Center/Wasco Study Area plan will require leadership and coordination of the Village of Campton Hills with private property owners and a number of local, county, and state jurisdictions. Careful planning of infrastructure needs will be required to pursue an environmentally responsible manner in which to serve the needs for well planned growth in the Town Center area. Resolving key infrastructure issues, including agreements with IDOT and Kane County on road access points along Route 64 and Burlington Road are priority implementation steps. Development of the property is likely to be phased in over time, based on the financial feasibility of land assembly, infrastructure requirements, and market demand. The table provides a summary of major implementation activities that will be needed before proceeding with the development of the Town Center and improvements to the Wasco Study Area.

Category	Task	Lead Responsibility	Timeline
1. Integrate Town Center Plan Into Campton Hills Comprehensive Plan	1. Complete Comprehensive Plan and ensure consistency with Town Center/Wasco Study Area Plan.	Village Board & CMAP	Short - Term
2. Zoning and Regulatory	1. Review and adopt Design Guidelines	Village Board	Short - Term
	2. Review Zoning Code and determine any modifications to include design guidelines	Plan Commission	Short - Term
	3. Consider creating a new Town Center zoning category	Plan Commission	Medium - Term
	4. Utilize design guidelines in review of all planned development applications in the Study Area	Plan Commission	Short to Long - Term
3. Economic Development	1. Develop a marketing package to attract appropriate development to the Town Center	Economic Development Committee	Short - Term
	2. Develop a list of prospective high-quality residential and commercial developers	Economic Development Committee	Short - Term
	3. Educate potential developers on the character and desires of Campton Hills, and the design guidelines in the plan.	Economic Development Committee	

Category	Task	Lead Responsibility	Timeline
4. Open Space and Recreation	1. Pursue land acquisition opportunities to provide open space opportunities in Study Area	Open Space Public/Private Partnerships, Campton Township, Forest Preserve District	Short to Medium - Term
	2. Work with Forest Preserve District on enhancements and access to Great Western Trail	Village of Campton Hills	Medium - Term
	3. Pursue funding opportunities to develop a Recreation Center	Village of Campton Hills Public/Private Partnership	Medium - Term
	4. Pursue funding to create trail network in Study Area	Village of Campton Hills	Medium - Term
5. Stormwater	1. Respect natural relief and catchment divides to achieve Ordinance requirements for stormwater management with optimal "fit" to the natural terrain.	Village Engineer	Short - Term
	2. Achieve BMP requirements with naturalized shorelines, rain gardens and native deep-rooted vegetation in infiltration basins and/or trenches.	Village Engineer	Short - Term (Part of Stormwater Ordinance and Development Process)
6. Water Supply	1. The Village should coordinate with the Wasco Sanitary District (WSD) to plan the requisite expansion of water facilities, properly planned to coordinate with the community's need.	Village Engineer	Short to Medium - Term
	2. The Village should implement sprinkling limitations to reduce the dramatic summer "peaks", and thereby reduce the infrastructure upgrades needed to the water system.	Village	Short - Term

Category	Task	Lead Responsibility	Timeline
7. Sanitary	1. The Village must coordinate closely with the Wasco Sanitary District to jointly resolve a plan to expand the land application system at the timing required for the planned study area.	Village / Engineering / Wasco Sanitary District	Short - Term
	2. The additional area for land application, as well as lagoon and aeration expansions at the plant, must also be resolved with the Wasco Sanitary District relative to funding, planning, design and construction.	Village / Engineering / Wasco Sanitary District	Medium - Term
	3. Consider a conventional sanitary system that would require a Discharge Permit.	Village / Engineering / Wasco Sanitary District	Medium - Term
	4. Consider creating a Sanitary district for land not included in WSD.	Village / Engineering / Wasco Sanitary District	Medium - Term
8. Transportation	1. The Village must coordinate with IDOT on any Route 64 intersection improvement, meet with IDOT to review traffic and geometric issues should be coordinated for the first half of 2012.	Village Engineer/IDOT	Short - Medium Term
	2. A restricted access, right-in/right-out from Burlington Road, toward the north end of the study area would have merit and value to several of the land Plan Concepts. Have a follow-up meeting with Kane County Department of Transportation to make that request.	Village Engineer/KDOT	Medium - Term

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# Appendix

## APPENDIX A1: STAKEHOLDER INTERVIEW SUMMARIES

The Consultant Team (Teska Associates and Rempe-Sharp Associates) conducted interviews in Campton Hills with property owners, and representatives from various municipal/service bodies in Campton Hills to gain a perspective on current activities related to the study area, visions for the future, expectations for the near term, resources for implementation, and likelihood of achievement. These interviews were set up by the Village staff and were held at Campton Square. They gave the consultant team good insight on the area, as well as highlighted major themes, ideas and current issues, all of which are listed below.

### Interviewees

Interviews were conducted with the following individuals:

- Ron D'Averssa, *Central Development Corp.*
- Rob Linke, *Trotter & Associates*
- Charles Foulkes, *Wasco Sanitary District*
- Judy Hines, *Property owner*
- Ann Dvorak, *Property manager*
- Barbara Wojnicki, *Kane County Board and Forest Preserve District Commissioner*
- John Kupar, *Campton Township Supervisor*
- Brad Kaufman, *D303 Assistant Superintendent of Business Services*

### Interview Themes

The following common themes were ascertained during the interviews.

#### Uses that have worked well-

- Medical offices/clinics have done well
- Services are doing well- dry cleaners, nail salon
- Milano is doing well
- Retail has worked fairly well
- Other restaurants doing okay
- Edward Jones
- Great Clips
- Did well because they supported the residential communities (with respect to providing services)

#### Uses that have NOT worked well-

- Some restaurants have not done well

#### Potential uses for the town center-

- Would like to build a Recreation Center, plus running trails, walking centers
- Could be a public private partnership
- Inclusive of all ages
- Indoor pool
- Silver status LEED
- Exercise rooms
- Community rooms
- Don't need auditorium
- Equestrian trails Campton Woods and Headwaters, but

utilization

- Library – who would run it?
- St. Charles Library District
- Have a groundwater model
- Township tax dropped this year
- #1 issue of why people move here is open space
- The only logical place to put a town center is right here
- Open space is the ultimate tax cap
- Need new product to sell, its not going to be more office,
- Smaller lots, open space, higher density, amenities, lakes and open space
- Multifamily with high end landscape
- Bike trail, focus on farmland, bike trail, prairie
- Strip center with a gas station
- Town center, information booth (Eg.: Oregon, Illinois)
- Food store- Specialty grocery store. The other closest grocery store is at Norton's farm, east side of Campton Hills which is a busy location to pick up fresh vegetables. Other examples of grocery stores- Blue Goose (smaller family owned food market)
- Larger uses are discouraged
- History of locating a gas station- Seems to be a NIMBY issue. A gas station was proposed (based on a residents survey which listed it as the third most wanted use), but it was rejected by residents due to location and an

open space easement.

- Recreation- Campton Township has own open space, including dog parks, which is passive open space. Possibility to expand ball fields, and active recreation. Combine active and passive recreation.
- Farmer's market- Previously held at Campton Square, but was not very visible from the main roads. It is also not very accessible. The number of booths had reduced from 15 to 5, and was not held in 2011.
- Environmental –Go green Village Hall, geothermal heating and cooling, natural prairie, ground water recharge.
- Houses along IL Route 64 face a lot of noise/pollution from the street, therefore consider converting them to office/retail uses

**Asset-** Great Western Trail (GWT) and parks system

- Green corridor, vision green belt follow GWT
- Campton Township has about \$6 million left for operations and maintenance, stretches to 2025, by that point may have a Park District set up
- Grey Willows property, 10,000 sq. ft., will be new Township Administration Center on Burlington and Corron Road, environmental education center
- Township is largest property owner in the Township. 1,300 acres between owning and conservation easements
- Going to encourage establishing a Park District by the Township
- Preemptive measures to have a Park District
- Township includes Lily Lake and part of Elburn
- Intent of the people to establish an open space program
- Township building has Assessor, and meeting space
- Was mostly used by walkers around 5 years ago, but now mostly bicyclists. This is due to lots of mosquitoes due to its proximity from Ferson Creek

**Issues-**

Access and parking-

- Ability to come up LaFox to go to train, Elburn or LaFox train station
- Current shopping areas- No space issues as of now. Parking is shared by the different businesses which use it at different times during the day (offices during the day, restaurants in the evening/night)

Wasco Sanitary District

- Sanitary district is maxed out
- Properties next to the district property have not had any problems, no smell at all
- Possibility of expanding it into the property to the west, not many residents wish to see it expand

Old barn to the East of Old Barrington Road- No current intention of preserving it

**Overview-**

**History and background of Campton Square**

- Campton Square was one of three properties developed at the same time. It was the second of the three. Unit 3 is to the immediate south, residential component, Kennedy Homes
- It was to fit into the concept of Fox Mill, another neighborhood, although not a part of original B&B plan
- Engineering of the 3 parcels was done at the same time, part of the original PUD, by B&B
- There was a major shared retention behind this development
- The design was redone, with Phil Bus, Director of Development, Kane Co.
- The theme was to have the commercial property tied into its surrounding areas, as they didn't want it to look like a strip center. Thus the residential style commercial buildings were developed. But it was needed to look like commercial property so people would know it was commercial. Therefore, they added a flat top commercial building on the west side

- The buildings have two entry points, one on the front and one on the back
- 4,000 sq. ft. pods plus 8,000 sq. ft. buildings
- Total 72,000 commercial sq. ft.
- It was intended to be a destination location, but was just not big enough. Instead it supported the residential communities. It is focused on service based commercial uses
- Created office product for back buildings
- Medical buildings are in demand, accountants, real estate, didn't need retail exposure
- The developer still owns a third of the inventory
- Offered initially buildings for sale
- Offered larger buildings as condominium units
- Originally developed by Peter Binkenev, son of Concord Homes Land Development
- Central Development bought land, changed the design to have the buildings up front

**The commercial market-**

- Zero activity last year
- More activity on lease side this year, 2 new leases
- Lease terms have changed, discount rates at shorter terms. Higher escalators, instead of 3%, 20% or 30%
- Restore older homes for office
- Plans on hold for residential communities
- Need for additional services
- There is an existing Walgreens at Peck and Route 64

**Architectural style-**

- All brick set the tone. Smaller is better, but also what is needed, gas station and food market
- Talk sustainability but everyone wants large acres
- Ryland Homes in Gilbert's is doing well with mid-range product, row housing



**ILLINOIS ENVIRONMENTAL PROTECTION AGENCY**

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James R. Thompson Center, 100 West Randolph, Suite 11-300, Chicago, IL 60601 • (312) 814-6026

PAT QUINN, GOVERNOR

DOUGLAS P. SCOTT, DIRECTOR

November 29, 2010

Ms. Patsy J. Smith, Village President  
Village of Campton Hills  
40W115 Campton Crossings Drive, Unit B  
Campton Hills, Illinois 60175

Re: Capacity of Wasco Sanitary District

Dear Ms. Smith:

The Agency has received your letters dated June 25, 2009 and May 6, 2008 regarding the capacity of Wasco Sanitary District (WSD) and their ability to serve the Norton Lake Subdivision residential development.

Based on the Agency's review of the construction permit application, Permit No. 2008-HB-0753 was issued on July 2, 2008 to service 110 single family dwellings located at Fox Mill Boulevard. The hydraulic capacity of the WSD was also evaluated at that time to ensure that they would have adequate capacity to serve the additional loading. The Agency determined that the permitted capacity and present load on the facility would be at 80% hydraulic capacity.

Christopher Burke Engineering submitted information on June 3, 2008 regarding 154 vacant lots that were included in a previously Agency issued construction permit, but were not contributing any wastewater flows. To determine what impact these vacant lots would have on the hydraulic loading once they are developed and occupied, the loading was reevaluated to include this additional flow. The hydraulic loading would be at 96% with the additional flow from the vacant lots, which is still within the capacity of WSD. Another evaluation of capacity was conducted pursuant to a permit issued in June 2010 for the sanitary sewer to 106 residential lots within the Norton Lakes Subdivision.

Because it is now very close to capacity, the Wasco Sanitary District has been placed on Critical Review Status to avoid violating 35 Illinois Administrative Code (IAC) Part 309. Critical Review Status means that the loading on the subject treatment works is approaching the load for which it was designed and proposed sewer projects exceeding plant capacity will be denied. The impact of any additional loading from developments that have been issued connection permits but have not been constructed will also need to be considered.

The Agency has not received any expansion plans or submittals that would increase the capacity of the Wasco Sanitary District at this time. However, all proposed subdivisions that Illinois EPA is aware of have been accepted. The Wasco Sanitary District is still within its capacity.

Attachment A, enclosed, and joint discussion of the letters you provided.

Should you have questions or comments regarding the above, please contact Amy Dragovich, BOW Permit Section at 217/782-0610 or the Des Plaines Field Operations Section at 847/294-4000.

Very truly yours,

Douglas P. Scott  
Director

DPS:SAK:ALD:j:docs/misc/dragovich

Attachment: Hydraulic Loading Evaluation

cc: DesPlaines Region  
Records Unit

## ATTACHMENT A

## DETAILED DISCUSSION OF TECHNICAL ISSUES

The Agency has received letters dated June 25, 2009 and May 6, 2008 regarding the capacity of Wasco Sanitary District (WSD) and their ability to serve the Norton Lake Subdivision residential development.

Based on the Agency's review of the construction permit application, Permit No. 2008-HB-0753 was issued on July 2, 2008 to service 110 single family dwellings located at Fox Mill Boulevard. The hydraulic capacity of the WSD was also evaluated at that time to ensure that they would have adequate capacity to serve the additional loading. The Agency determined that the permitted capacity and present load on the facility would be at 80% hydraulic capacity. Therefore, the Wasco Sanitary District was placed on Critical Review Status to avoid violating 35 Illinois Administrative Code (IAC) Part 309. Critical Review Status means that the Agency may issue permits but the loading on the subject treatment works is approaching the load for which it was designed and proposed sewer projects exceeding plant capacity will be denied. The impact of any additional loading from developments that have been issued connection permits but have not been constructed will also need to be considered.

The Agency has not received any expansion plans or submittals that would increase the capacity of the Wasco Sanitary District. The design of the existing spray irrigation system and storage volume was based on the requirements of 35 IAC Part 372. The size of the application area is based on the characteristics of the treated wastewater and the site. Land application systems must provide a minimum storage capacity, by volume, of at least 150 days production of wastewater at design average flow. Wasco Sanitary District currently provides a total storage capacity for 164 days wastewater production.

The Wasco Sanitary District treatment plant and spray irrigation system was inspected by the Agency's Des Plaines Field Operations Section (FOS) on June 5, 2009 to determine the compliance status of the facility operation with environmental regulations and the conditions of the operating permit. The Agency is currently reviewing the information and completing the inspection report.

New sewer systems that will serve currently undeveloped areas or additional service connections must be designed on the basis of a design average flow of not less than 100 gallons per capita per day (35 IAC Section 370.310). The population equivalent (P.E.) for single family homes is 3.5 P.E. or an additional 350 gallons per day. Construction permits are issued based on the population equivalent of 3.5 P.E. for single family homes. The sanitary sewer extension along Fox Mill Boulevard referenced above was for 385 P.E. or an additional 38,500 gallons per day.

Construction permits for sewers require that construction be completed within two years (35 IAC Section 309.242). Construction permits that have expired because they are more than two years old are assumed to be constructed and contributing towards the present load. The P.E. for sewers that have been constructed is therefore not included in the hydraulic loading evaluation. However, Wasco Sanitary District was advised to consider the additional loading from empty lots and uninhabited homes.

The Agency did review the Rezek Report commissioned by the WSD, the Baxter and Woodman Report commissioned by the Village of Campton Hills, the Christopher Burke data, as well as the capacity evaluation by Robert H. Anderson & Associates for the Fox Mill development. The Rezek Report included the following recommendations.

1. The installation of additional field tiles. According to Agency records, this was completed in September/October 2007.
2. The downstream storm sewer should be evaluated, repaired, maintained, etc. According to Agency records, this was completed in September/October 2007.

3. Maximize the operation of the spray irrigation sites with the valving system. According to Agency records, the spray irrigation system has a monitoring system to regulate flow.
4. Eliminate the use of sodium chloride at the water treatment plant. Concentrations of sodium and chloride should be monitored. WSD is still using sodium chloride at their water treatment plant. Their operating permit currently requires that they monitor the groundwater for nitrate, nitrite, ammonia, chloride, sulfate, pH, and total dissolved solids. The chlorine residual of the spray irrigated wastewater is also monitored.
5. Expand the lagoon storage. Permit No. 2005-AB-3554 was issued on March 23, 2005 for a 14,160,000 gallon storage lagoon. According to the Agency's October 17, 2007 inspection report, the additional storage is operational.
6. Utilize an adjusted irrigation period of 142 days for the Bergland spray irrigation site. The Agency is currently reviewing the water loading factors on the spray irrigation areas and WSD's ability to provide adequate areas for spray irrigation.
7. The existing acreage can accommodate current flows to the WSD, once other drainage improvements are implemented at the Bergland site. However, additional irrigation areas would be required to accommodate build out of the wastewater treatment facility. As indicated above, drainage improvements have been implemented at the Bergland site. However, the Agency is currently reviewing the water loading factors on the spray irrigation areas and WSD's ability to provide adequate areas for spray irrigation.

The Baxter and Woodman Report also made several recommendations that were identified in your letter dated May 6, 2008.

1. Verification of the P.E. allocated in the construction permits and comparison to the actual design and permitted capacity of the WSD. The Agency reviewed the construction permits that were issued to the WSD. Construction permits include a total P.E. of 4250. However, only Permit No. 2008-HB-0753 has been issued within the past two years and was included in the hydraulic loading evaluation.
2. Resolution of the discrepancies between the reported and permitted acreage available for irrigation. The treatment plant permit identifies approximately 92.5 acres available for spray irrigation.
3. A hydraulic and organic loading analysis to determine if the WSD has the capacity to handle the apparent load that has been connected or has been permitted to be connected. A hydraulic loading evaluation was conducted based on influent flow data submitted by the facility. The facility is currently operating at 79% hydraulic loading (See attached spreadsheet). Influent biochemical oxygen demand (BOD<sub>5</sub>) and total suspended solids (TSS) sampling is not required by their operating permit. Therefore, an organic loading analysis has not been completed.
4. An IEPA inspection of monitoring well locations, level measurement and effluent flow instrumentation, and verification of all instrument calibration. The Agency's Des Plaines FOS conducts inspections of this facility. The most recent inspection was conducted on June 5, 2009. Monitoring records, instrumentation, and calibration certifications were inspected at that time. WSD also received a construction permit for four additional groundwater monitoring wells adjacent to the Bergland spray irrigation field on August 25, 2008.
5. An IEPA reviewed inflow and infiltration study to determine the integrity of the collection system and a review of all flow metering records. An inflow and infiltration study has not been completed. Monitoring records are reviewed during the Agency inspection. The Agency is currently reviewing the flow data to evaluate the need for an inflow and infiltration study.
6. Any conditions under which permitted connection recalculation (to less than 3.5 P.E. per household) would be considered acceptable to accommodate additional



### Hydraulic Loading Evaluation -- Calculated Monday, July 06, 2009

Facility: **Wasco Sanitary District**  
 Reviewed by: **ALD**

Permitted Design Average Flow: **0.316 MGD**

Last Day of Most Recent DMR: **5/31/2009**  
(Note: If the most recent DMR is for May 1999 (received in June 1999), enter 05/31/99)

Current Flow Characteristics		
<small>(Data from Last 12 DMR's)</small>		
No.	Month	Avg Flow (MGD)
1	June 2008	0.216
2	July 2008	0.213
3	August 2008	0.209
4	September 2008	0.280
5	October 2008	0.213
6	November 2008	0.213
7	December 2008	0.245
8	January 2009	0.236
9	February 2009	0.244
10	March 2009	0.244
11	April 2009	0.233
12	May 2009	0.224

Lowest 3 Months		
<small>(Enter number of the month (in Col. 8 from above table) in the shaded area)</small>		
No.	Month	Avg Flow (MGD)
3	August 2008	0.209
5	October 2008	0.213
6	November 2008	0.213
Avg =		0.212 MGD

Permits Issued in Last 2 Years		
<small>(If more than ten permits were issued, add the remaining flows to last entry)</small>		
Permit Number	Date	PE
1 2008HB0753	7/2/2008	385
2		
3		
4		
5		
6		
7		
8		
9		
10		
Total =		385 PE 0.039 MGD

Average of 3 Low Flow Months = 0.212 MGD  
 + Flow From Issued Permits = 0.039 MGD  
 Total = 0.250 MGD

Hydraulic Load (%) =  $\frac{0.250}{0.316} = 79\%$

development. Construction permits are issued based on a population of 3.5 P.E. per household. New sewer systems are then designed on the basis of a design average flow of not less than 100 gallons per capita per day. Construction permits for sanitary sewers expire after two years. Construction permits that have expired because they are more than two years old are assumed to be constructed and contributing towards the present load. The P.E. for sewers that have been constructed is therefore not included in the hydraulic loading evaluation. However, Wasco Sanitary District was advised to consider the additional loading from empty lots and uninhabited homes.

- An explanation of the Critical and Restricted Status evaluation process that is required by the Illinois Pollution Control Board under Illinois statutes (35 IAC Part 392). 35 IAC Section 392.202 provides the criteria for placing facilities on restricted status. 35 IAC Section 392.302 provides the criteria for placing facilities on critical review. Facilities may be placed on critical review if the Agency determines that the organic or hydraulic loading is greater than 80% of the permitted or designed capacity of that facility. Restricted status is for facilities that have reached their design capacity (100% hydraulic or organic loading). Facilities can also be placed on restricted status for operational neglect resulting in frequent bypassing of treatment units or an Illinois Pollution Control Board decision finding a violation of Section 12(a) of the Environmental Protection Act.

Christopher Burke Engineering submitted information on June 3, 2008 regarding 154 vacant lots that were included in a previously Agency issued construction permit, but were not contributing any wastewater flows. The additional lots could contribute approximately 53,900 gallons per day of additional wastewater flow to the facility when occupied. To determine what impact these vacant lots would have on the hydraulic loading, the loading was reevaluated to include this additional flow. The hydraulic loading would be at 96% with the additional flow from the vacant lots, which is still within the capacity of WSD.

The Robert H. Anderson & Associates, Inc. letter dated December 10, 2007 to Mr. Charles K. Blood, II discussed the remaining capacity available to WSD prior to submittal of the construction permit application for the Fox Mill development. At that time, they estimated that the WSD "could accept the additional flow from approximately 143 more residential lots". Since that time, the hydraulic loading has been recalculated several times. The most recent evaluation indicated that WSD is operating at 79% hydraulic capacity.

The submittal included a copy of the Norton Lakes Capacity Agreement between Hudson T. Harrison and Bradley Anthony and B & B Enterprises. The WSD is the owner of their wastewater treatment plant and any available capacity. A construction permit from the Agency is required for any sanitary sewer extension. The application must be signed by the applicant, as well as, the owner of the wastewater treatment plant.

